

NORTH BERWICK PLANNING BOARD

MINUTES OF PLANNING BOARD JUNE 8, 2023

Present: Chairman Jon Morse, Mark Cahoon, Scott Carpenter, David Ballard, Justin Perry, Jack Olea

Absent: Anne Whitten

Also Present: Matt LeConte, Brien Myers, Meredith Myers, Tony Palazzeti, Ken Wood, Carol Mick, Rob Eldridge, Cindy Anderson

1. Call to Order:

Chairman Morse called the meeting to order at 6:30 pm.

Pledge of Allegiance

Chairman Morse moved Justin Perry up to full voting status

2. Review Previous Minutes: May 25, 2023

Mark Cahoon motioned to approve the May 25, 2023, Minutes as amended. David Ballard seconded the motion. VOTE: 6-0

3. Current Business:

3.1 Public Meeting Initial Review of Subdivision "Samville Townhomes"

Carol Mick, Elm Street, Map 001, Lot 39

Request for subdivision review of (5) 4-unit & (1) 5-unit town house style dwellings on a 34.72 acre parcel of land. The property is located in the Residential 1 Zoning District.

Ken Wood, of Attar Engineering, indicated he was present with Carol Mick. Ken stated Carol owns a significant amount of land in North Berwick, South Berwick and Berwick. Carol is looking to utilize her 34.72-acre parcel of land for a subdivision of five 4-unit and one 5-unit town-house style dwellings. They are proposing 25 townhomes with garages on bottom floor. They have completed all wetland and soil studies. Matt LeConte asked for some clarification about the location and Ken indicated it was the parcel next to the cemetery that can be seen from the road on Route 4. Ken indicated that most of it is in the field. Matt asked if there would be separation and Ken indicated they would be away from cemetery. Chairman Morse asked if they

would be having one car garages and Ken indicated it would be one or perhaps one and a half and there would be plenty of additional parking spaces. One of the benefits of this site is that they are not tight for space as it is a big parcel. Chairman Morse asked if they were planning on having a common area. Ken stated they are townhouses and they are not on individual lots and everything left over would be a common space but he has not planned any amenities at this time. Matt LeConte stated that the Road Commissioner indicated the cul-de-sac is actually too long per the street ordinance and will need to be reconfigured. He stated it is more than 600 feet which is the limit. Matt indicated that his general recommendation from looking at the plans was to have more of a horse shoe style which would solve the limit. If they radius it, it would be a simple fix. David Ballard asked how any wetlands would be handled and Ken indicated they would use culverts using the Army and DEP standards. Ken indicated he would add all of those to the initial drawings for the next meeting. Chairman Morse asked what they were planning for utilities. Ken indicated they were going to be using underground. Chairman Morse asked if the units are going to be sold or if they were going to be rentals and Ken indicated he believed they were going to be rentals as there is a need for rental property. David Ballard asked if it was going to be a private road and Ken indicated it was going to be.

Matt indicated that for the next submittal, they would need to make the changes to the plan as suggested and also submit a storm water management plan. There would be a planning and engineering review and those would be back before the public hearing if submitted in time. Matt indicated it usually takes one to two weeks to get reports back. David Ballard asked that a sketch or plan be submitted indicating what the units are going to look like prior to the public hearing. Mark Cahoon inquired about landscaping around the buildings and Ken indicated there would be landscaping but has not determined exactly what at this time.

Mark Cahoon motioned to schedule a site walk for July 13, 2023 for "Samville Townhomes"/ Carol Mick, Elm Street, Map 001, Lot 39 at 5:15 p.m. David Ballard seconded the motion. VOTE: 6-0

David Ballard motioned to accept the initial review package for "Samville Townhomes"/Carol Mick, Elm Street, Map 001, Lot 39. Scott Carpenter seconded the motion. VOTE: 6-0

David Ballard motioned to set the escrow for \$22,000.00 for "Samville Townhomes"/Carol Mick, Elm Street, Map 001, Lot 39. Mark Cahoon seconded the motion. VOTE: 6-0

Reminders: Next Planning Board Meeting – June 22, 2023 - 6:30 P.M.

4. Planning Board Workshop discussing and reviewing ordinance amendments

Matt stated this is a time to discuss any ordinance changes going forward and make a list to determine the change and language prior to April 15th. These changes do not have to necessarily be done tonight but he believes the Board should start thinking about items they have concerns about. David Ballard mentioned the home occupation zoning ordinance as an example.

Matt's thought was to review the home occupation ordinance and research other areas and do a general review of changes to make our ordinance better.

5. Adjournment:

Mark Cahoon motioned to adjourn the meeting at 7:45 p.m. Justin Perry seconded the motion. VOTE: 6-0

Matthew LeConte
Planning Coordinator

Respectively submitted,
Jennifer Berard, Stenographer

Chairman Jon Morse

Anne Whitten

David Ballard

A handwritten signature in black ink, appearing to be "DB" or "097".

~~Scott Stegner~~

Mark Cahoon

A handwritten signature in blue ink, appearing to be "Mark Cahoon".

Scott Carpenter

Justin Perry

A handwritten signature in black ink, appearing to be "JP" or "Justin Perry".

Jack Olea

A handwritten signature in black ink, appearing to be "Jack Olea".