

NORTH BERWICK PLANNING BOARD

MINUTES OF PLANNING BOARD JUNE 22, 2023

Present: Anne Whitten, Mark Cahoon, Justin Perry, Scott Carpenter, David Ballard, Jack Olea

Absent: Chairman Jon Morse, Scott Carpenter,

Also Present: Matt LeConte

1. Call to Order:

Vice-Chair Whitten called the meeting to order at 6:34 pm.

Vice-Chair Whitten moved Jack Olea up to full voting status for this meeting.

2. Review Previous Minutes: June 8, 2023 and May 11, 2023

Mark Cahoon motioned to approve the Minutes of June 8, 2023 as written. Justin Perry seconded the motion. VOTE: 5-0

Mark Cahoon motioned to approve the Minutes of May 11, 2023 as written. Justin Perry seconded the motion. VOTE: 5-0

3. Current Business: Planning Board Workshop discussing and reviewing Ordinance Amendments

Matt LeConte stated that, according to the Town Manager, the next vote is November but traditionally no ordinance changes have been ever added to that voting timeframe, unless on an emergency basis. Matt stated that if any ordinances are deemed an emergency, that would be up to the Board to determine that.

Matt stated he did receive yesterday, a proposed amendment regarding the PUD Ordinance that came from the engineer representatives for the David Springer subdivision. They did share their regional cluster development research from area communities and depending on how the Board feels, if this feels reasonable and adequate, his understanding the next step would get opinion for the Select Board. Matt explained in greater detail that the PUD is a subdivision essentially requests exemption to most all zoning requirements for subdivisions. The only one they are absolutely required to meet is the number of dwellings per total area. Matt indicated that

in this particular case, instead of having one single water source, they are looking to have a minimum lot size of 30,000 square feet for a dwelling. Anne Whitten asked if this was changing the PUD's extremely and Matt indicated he did not feel it was extreme. Matt indicated that in a nutshell, if someone built a house on a piece of land and they are going to put a septic system and a well on the property, the minimum for the State is 20,000 square feet. The general intent of the PUD is that there are a cluster of dwellings together that could be any variety of shape and size with a minimum of 10 acres. What is being proposed is that each dwelling would be 30,000 square feet so they would be 1 ½ times the size of the State's minimum. He feels that is reasonable. Justin Perry felt they are essentially asking to reduce the lot size and road frontages under the term Planned Unit Development. Matt stated that the PUD, in its exemption to the standard requirements of the zone, allows for less square footage per dwelling with open space but with the stipulation that they would have one single water source for every dwelling. In a PUD, each table could represent a lot but the PUD would be one lot. David Ballard asked why would this not just be considered a straight subdivision and Matt stated because they want to take advantage of the reduced single lot size per dwelling and they want to increase the number of dwellings, but not to a capacity such as townhouses. Matt indicated whether this is passed or not, the PUD will still be in effect and a traditional subdivision would be in effect. Anne Whitten stated that she did not believe any decision would be made tonight on this issue and farm and forest is farm and forest is there for a reason. Matt indicated that for a proposed addition or amendment to a law, the Planning Board is the first step.

Mark Cahoon stated that he felt there needs to be an amendment to their utility solar system ordinance so they don't run into any problems. Mark stated we are currently now only protecting farm and forest but he feels they should be limited to abandoned gravel pits and landfill areas. He stated he is referring to utility solar systems not home use. Justin asked if it was maybe possible to add to the amendment that they only be allowed to clear cut or cut a certain percentage of vegetation or certain size trees. Matt stated that it may bear some research, beyond even Maine and these type of workshop meetings to discuss specific law changes or creations is the arena going forward.

4. Other Business:

Reminders: Next Planning Board Meeting – July 13, 2023 - 6:30 P.M.

5. Adjournment:

Mark Cahoon motioned to adjourn the meeting at 7:52 p.m. Justin Perry seconded the motion. VOTE: 5-0

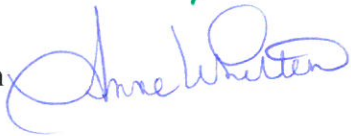
Matthew LeConte
Planning Coordinator

Respectively submitted,
Jennifer Berard, Stenographer

Chairman Jon Morse



Anne Whitten



David Ballard



Mark Cahoon



Scott Carpenter

Justin Perry



Jack Olea

