

NORTH BERWICK PLANNING BOARD

MINUTES OF PLANNING BOARD SEPTEMBER 14, 2023

Present: David Ballard, Mark Cahoon, Jack Olea, Justin Perry

Absent: Chairman Jon Morse, Anne Whitten

Also Present: Matt LeConte, Mark Reed, Rebecca Reed, Jennifer Pisani-Mason, Dan Kelley, Geoffrey Aleva,

1. Call to Order:

David Ballard called the meeting to order at 6:30 pm.

David Ballard moved Justin Perry and Jack Olea up to full voting status

2. Review Previous Minutes: August 10, 2023 & August 24, 2023

Jack Olea motioned to approve the Minutes of August 10, 2023 and August 24, 2023 as written. Mark Cahoon seconded the motion. VOTE: 4-0

Current Business:

3. Public Hearing:

Jennifer Pisani-Mason

46 Pine Meadow Drive, Map 003, Lot 109-10

Review a Conditional Use permit for an attached 1st floor In-Law apartment behind the existing garage. The property is located in the Village B Zoning District.

Jennifer Pisani-Mason indicated that her parents have health concerns and cannot live on their own anymore and she would like to provide her parents with a safe space to live with her family, somewhat independently. She stated she has been working with an architect involving the remodel and they have provided drawings which have designed a space behind their existing garage. She stated that because of her father's health, he will most likely end up in a wheelchair and they are adhering to the space being ADA compliant as part of their apartment. Jennifer stated instead of building an apartment above the garage, they are installing the space behind the garage to be ground level due to her father's health concerns. David Ballard inquired about a site walk and Matt indicated that a site walk is not required but can be scheduled if the Board would like. Matt indicated that he has been suggesting that applicants provide more detail and more photographs to assist the Board in lieu of a site walk. Jennifer indicated that they are going to be replacing the septic system and has a designer lined up. Matt stated that the abutters have already been notified of tonight's meeting.

Justin Perry motioned that the Board approve the Conditional Use Permit for Jennifer Pisani-Mason at 46 Pine Meadow Drive, Map 003, Lot 109-10. Mark Cahoon seconded the motion. VOTE: 4-0

4. Public Meeting:

Dan Kelley

42 Market Street, Map 108 Lot 27-1

Request a Conditional Use permit to relocate a Professional Office to operate his 3-chair Tattoo shop. The property is located in the Commercial Zoning District.

Dan Kelley indicated he has been operating the tattoo shop in Town for almost 4 ½ years now and is looking to relocate to the newly renovated 42 Market Street due to the layout and price. This property is located next to Town Pizza. Mark Cahoon asked if the property was up to Code and Matt indicated it was and it was completely renovated, and the owner completed everything that the Planning Board had requested of him. Justin inquired if there were any safety concerns and Matt indicated there were none that he was aware of and reiterated that everything required was completed. David Ballard inquired about an emergency exit and lighting and Matt stated that will be a requirement through the change of occupancy permit.

Mark Cahoon motioned that escrow be set for \$1,000.00 for Dan Kelley's Conditional Use Permit for Tattoo Parlor located at 42 Market Street, Map 018, Lot 27-1. Justin Perry seconded the motion. VOTE: 4-0

Justin Perry motioned that the Board accept the application package for Dan Kelley's Conditional Use Permit for Tattoo Parlor at 42 Market Street, Map 018, Lot 27-1. Mark Cahoon seconded the motion. VOTE: 4-0

Jack Olea motioned that a Public Hearing be scheduled for October 12, 2023 for Dan Kelley's Conditional Use Permit for Tattoo Parlor located at 42 Market Street, Map 018, Lot 27-1. Justin Perry seconded the motion. VOTE: 4-0

5. Public Meeting:

Re-review amended application from January 26, 2023 Meeting.

Curtis Sand and Gravel, LLC.

Stub Marsh Road – Map 009 Lot 039 & 051

Continued review of a Conditional Use Permit for Mineral Extraction use w/ crushing and importation of material for processing. The Applicant has proposed the development of two mineral extraction locations on and including East Pit consisting of 9.5 Acres and West Pit consisting of 4.2 Acres.

Matt LeConte indicated that after Anne's motion to approve with the stipulation that written recommendations from Inland Fisheries & Wildlife be received and upon recommendation of the Town's legal counsel, the application is being re-opened, and a new public hearing is to be scheduled.

Jack Olea indicated that he lives in the vicinity of Stub Marsh Road and is going to recuse himself from voting on this particular matter. David Ballard agreed with Jack recusing himself from voting.

Appearing for the Applicant is Geoffrey Aleva from Civil Consultants. He stated they were only appearing tonight to schedule the Public Hearing and there will be no discussion about the project tonight. They are waiting for some input from Southern Maine Planning who will be attending and providing comment at the Public Hearing. Geoff stated that yesterday the Town Manager sent an email to the Applicant and himself indicating what was needed to replenish the escrow account for the continued review and payment was made.

Mark Cahoon motioned that the Board accept receipt of the updated package for Curtis Sand and Gravel, LLC./Stub Marsh Road – Map 009 Lot 039 & 051. Justin Perry seconded the motion. VOTE: 3-0-1

Mark Cahoon motioned that a Public Hearing be scheduled for October 26, 2023 for Curtis Sand and Gravel, LLC./Stub Marsh Road – Map 009 Lot 039 & 051. Justin Perry seconded the motion. VOTE: 3-0-1

Other Business:

Matt indicated that without reviewing the Mick Subdivision PUD, it occurred to him that at the last meeting, it was not clear if the initial submittal/sketch plan was accepted as complete. Matt felt that the submittal was complete and suggested that the Board motion to deem the Mick Subdivision sketch plan complete and accept it so they can continue their development process and reach out to seek permits. Matt also stated that by accepting the sketch plan, that was not approving it at this point, just letting them pursue permits and come before the Board later on.

Justin Perry motioned that the Board accept ^{Samville-}Smallville Townhomes/Carol Mick, Elm Street, Map 001 Lot 39 as being complete. Mark Cahoon seconded the motion. VOTE: 4-0

Reminders: Next Planning Board Meeting – October 12, 2023 - 6:30 P.M.

Adjournment:

Mark Cahoon motioned to adjourn the meeting at 7:16 p.m. Jack Olea seconded the motion. VOTE: 4-0

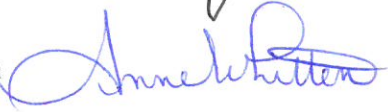
Matthew LeConte
Planning Coordinator

Respectively submitted,
Jennifer Berard, Stenographer

Chairman Jon Morse

A black ink signature consisting of a large, stylized 'J' followed by a horizontal line and a small loop.

Anne Whitten

A blue ink signature that reads 'Anne Whitten' in a cursive script.

David Ballard

A black ink signature consisting of a stylized 'D' followed by a horizontal line and a small loop.

Mark Cahoon

A black ink signature consisting of a stylized 'M' followed by a horizontal line and a small loop.

Justin Perry

A black ink signature consisting of a large, stylized 'J' followed by a horizontal line and a small loop.

Jack Olea

A black ink signature consisting of a stylized 'J' followed by a horizontal line and a small loop.