

NORTH BERWICK PLANNING BOARD

MINUTES OF PLANNING BOARD OCTOBER 12, 2023

Present: Chairman Jon Morse, Anne Whitten, David Ballard, Mark Cahoon, Jack Olea, Justin Perry

Also Present: Matt LeConte, Mark Reed, Rebecca Reed, Dan Kelley, Tony Palazzetti, Wyatt Page, Rob Eldredge, Cindy Anderson

1. Call to Order:

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

2. Review Previous Minutes: September 14, 2023

Anne Whitten motioned to approve the Minutes of September 14, 2023 as amended. Mark Cahoon seconded the motion. VOTE: 6-0

Current Business:

3. Public Hearing:

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 4 ½ years now on Elm Street and is looking to relocate to the newly renovated 42 Market Street. Anne Whitten asked if just the tattoo shop was moving or was other things moving there as well, such as art shows, etc. Dan stated that he may have occasional art shows as referenced in his letter of intent. Business at the Elm Street property will cease as he is just relocating. Dan stated it will be himself and two other tattoo artists working there. Mark Cahoon stated a site walk was not necessary as the Board has already been in the building and everything is up to code. Matt stated that the entire building has been renovated.

Chairman Morse opened and closed the public hearing at 6:37 p.m. as there was no public input.

Anne Whitten motioned to accept and approve the Conditional Use Permit for Dan Kelly to operate his Tattoo Parlor at 42 Market Street, Map 018, Lot 27-1. Mark Cahoon seconded the motion. VOTE: 6-0

5. Public Meeting:

Continued review from August 10, 2023 of subdivision "Samville Townhomes"

Carol Mick

Elm Street, Map 001, Lot 39

Request for subdivision review of (9) 3-unit townhouse style dwellings on a 34.72 acre parcel of land. The property is located in the Residential 1 Zoning District.

Anne Whitten asked if Mick Subdivision/PUD is the same as "Samville Townhomes". Wyatt Page indicated that they have been using the term "Samville" to refer to the South Berwick property and "Mick Subdivision/PUD" refers to the North Berwick property. Anne indicated that the previous Minutes may have stated "Smallville" not "Samville" and needs to be corrected. Anne asked if this was a PUD and Matt indicated it was.

Matt stated that there were some changes made to the plan and they had requested to be on the next Agenda and the key question now is where the DOT permit lies as far as approval for the second entrance. Matt indicated that no official review has started with engineering or legal until that takes place as well as road construction, storm water, etc. Wyatt indicated that the permit has been submitted but have not heard anything back yet and as soon as they hear back, the Board will be notified. As far as storm water plans, they are in the process of being drafted at this time and near completion. Wyatt would also like to make sure that they do not fully design the storm water project and then have the DOT come back and have to redesign it and indicated they were trying to be efficient. Wyatt stated he was hoping to have more to share but unfortunately have not heard back. Matt asked when that application was submitted and Wyatt stated he did not know the exact date off the top of his head. Justin Perry asked if this was a moot point tonight as they do not have that DOT report yet. Matt stated yes. Mark Cahoon indicated that in light of the information received today regarding this, he would like to have our engineering and legal team review this before any further discussion.

Mark Cahoon motioned to table this topic until the Board receives DOT approvals/further information. Justin Perry seconded the motion. VOTE: 5-0

Other Business:

Matt stated he was handed a Memo from the Town Manager today regarding some pending updates regarding LD2003 for the Planning Board to review. Matt indicated that Dwayne has invited the Planning Board to attend the Select Board Meeting scheduled for November 7, 2023 at 6:30. The Planning Board is encouraged to bring any updates or changes to proposed language with them to that meeting.

Reminders: Next Planning Board Meeting – October 26, 2023 - 6:30 P.M.

Adjournment:

Anne Whitten motioned to adjourn the meeting at 7:06 p.m. Jack Olea seconded the motion. VOTE: 6-0

Matthew LeConte
Planning Coordinator

Respectively submitted,
Jennifer Berard, Stenographer

Chairman Jon Morse



Anne Whitten



David Ballard



Mark Cahoon



Justin Perry

Jack Olea