

## **NORTH BERWICK PLANNING BOARD**

### **MINUTES OF PLANNING BOARD NOVEMBER 9, 2023**

**Present:** David Ballard, Mark Cahoon, Justin Perry

**Absent:** Chairman Jon Morse, Anne Whitten, Jack Olea

**Also Present:** Stephen Young, Eric Weinrieb

1. Call to Order:

David Ballard called the meeting to order at 6:31 pm.

2. Review Previous Minutes: N/A

Current Business:

3. Public Meeting:

Stephen Young

439 Bauneg Beg Hill Road – Map 010 Lot 07

Request: A Conditional Use Permit for Home Occupation for Massage Therapy Office within the single-family home. The property is located in the Farm and Forest Zoning District.

Stephen Young and his wife would like to put a massage therapy office in their home. It has its own entrance, own bathroom closed off from the house and has submitted a floor plan. There is a hallway off to the side and that separates the house and garage. Justin Perry inquired about square footage requirement for a home occupation and David Ballard indicated that the ordinance states there is a percentage requirement and he believes that it states that it cannot exceed 30%. David Ballard stated that tonight the Board needs to decide if they need to perform a site walk, decide if application is complete, set escrow and schedule for a public hearing.

Justin Perry motioned that the Board accept the application for the Conditional Use Permit for a massage therapy office within the single-family home for Stephen Young at 439 Bauneg Beg Hill Road, Map 010 Lot 07. Mark Cahoon seconded the motion. VOTE: 3-0

Mark Cahoon motioned that the Board set an escrow for \$1,000.00 for the Conditional Use Permit to be submitted on Tuesday, November 14, 2023 for a massage therapy office within the single-family home for Stephen Young at 439 Bauneg Beg Hill Road, Map 010 Lot 07. Justin Perry seconded the motion. VOTE: 3-0

Mark Cahoon motioned that a Public Hearing be scheduled for December 14, 2023 regarding the Conditional Use Permit for a massage therapy office within the single-

family home for Stephen Young at 439 Bauneg Beg Hill Road, Map 010 Lot 07. Justin Perry seconded the motion. VOTE: 3-0

4. Public Meeting:  
Sketch plan review of proposed subdivision  
Sand Ridge Farm Subdivision  
692 Morrell's Mill Road, Map 008, Lot 78  
Request: (8) single family subdivision lots on approximately 51 acres with about 3.60 acres remaining open space. The property is located in the Shoreland Limited Residential Zoning District.

Eric Weinrieb from Altus Engineering who is appearing for the applicant. They are proposing a subdivision on the corner of Morrell's Mill Road and Sand Pond Road. It is a mostly wooded area and the whole lot is the limited shoreland zone and what they end up with is 49 ½ acres to work with. They are proposing 7 single-family house lots on open space lots. It is designed to make this extend into the remaining land later on in the future, at least five years down the road. There will be a new culdesac which is 650 feet from Sand Pond Road into Chadborne Lane which would make it a 4-way intersection. He stated the land itself is sloping towards the river for the most part. There are very few wetlands. Eric indicated all test kits passed with flying colors. There will be private septic and private wells for each of these lots. They are not proposing any development in the 250- foot river setback at all and no wetland impacts are required.

Mark Cahoon motioned that the Board accept the application for Sand Ridge Farm Subdivision Farm Subdivision, 692 Morrell's Mill Road, Map 008, Lot 78. Justin Perry seconded the motion. VOTE: 3-0

Justin Perry motioned that the Board set an escrow for \$20,000.00 for Sand Ridge Farm Subdivision Farm Subdivision, 692 Morrell's Mill Road, Map 008, Lot 78. Mark Cahoon seconded the motion. VOTE: 3-0

Justin Perry motioned that the Board schedule a tentative site walk for December 9, 2023 at 9:00 a.m. for Sand Ridge Farm Subdivision Farm Subdivision, 692 Morrell's Mill Road, Map 008, Lot 78. Mark Cahoon seconded the motion. VOTE: 3-0

Justin Perry motioned that a Public Hearing be scheduled for a date on or after January 25, 2024 regarding Sand Ridge Farm Subdivision Farm Subdivision, 692 Morrell's Mill Road, Map 008, Lot 78. Mark Cahoon seconded the motion. VOTE: 3-0

Other Business: N/A

**Reminders: Next Planning Board Meeting – December 14, 2023 - 6:30 P.M.**

Adjournment:

Mark Cahoon motioned to adjourn the meeting at 8:01. Justin Perry seconded the motion.  
VOTE: 3-0

Matthew LeConte  
Planning Coordinator

Respectively submitted,  
Jennifer Berard, Stenographer

Chairman Jon Morse

Anne Whitten

David Ballard

Mark Cahoon

Justin Perry

Jack Olea