

NORTH BERWICK PLANNING BOARD

MINUTES OF PLANNING BOARD AUGUST 10, 2017

Present: Anne Whitten, David Ballard, Matthew Qualls, Roger Frechette, CEO

Absent: Chairman Geoffrey Aleva, Barry Chase, Jon Morse

Also Present: Dennis Brown, Joe Carr, Tom Harmon, Ralph Bragdon, Cathryn Bragdon

1. Call To Order:

Chairman Geoffrey Aleva is absent tonight so Vice Chairperson Anne Whitten will be the Acting Chairperson for tonight's meeting.

Acting Chairperson Whitten called the meeting to order at 6:30 pm.

Acting Chairperson Whitten moved David Ballard up to full voting status.

3. Current Business:

3.1. Continuing review Country Estates Mobile Home Park – The applicant is proposing a 39 Lot 55 and older mobile home park located on High Street. (Tax Map 04 Lot 44, 47, 46 and 44-1)

Acting Chairperson Whitten stated that Lee Jay Feldman was supposed to be at the meeting tonight but he is not here and Dwayne Morin is on vacation. She stated that there was a lot of information that was given to the Board to review tonight. She asked the Board members if they felt comfortable making a decision on this project or if they wanted to table it until Mr. Feldman could be present. David Ballard said that he would need to have more time to review it because he had not seen some of the things presented prior to the meeting. Acting Chairperson Whitten stated that the Findings of Facts need to be read into the minutes and the memo from Dwayne can be read out loud into the minutes as well. She stated that they can read everything into the minutes and if they feel that they are confident with their decision, they can continue and if not, they can table it for another meeting.

Acting Chairperson Whitten asked the Board if they wanted her to read the Findings of Fact or did they have anything they wanted to discuss first. Matthew Qualls stated that he would like to go over what has been added or changed since the last meeting especially regarding the phasing. Acting Chairperson Whitten referred to the sample phasing plan diagram that they were given

tonight. She asked the applicant if all of the road for the entire project was going to be done at once or if it was also going to be phased. Tom Harmon stepped forward and went over the plans for the Board.

Mr. Harmon stated that when they were in the last time they had the phasing set up the way they wanted it, but they didn't have the actual plans to show the Board. Dwayne had told them that they needed the plans that showed the phasing process. Mr. Harmon said that they now have 3 phasing plans that define where the 3 phases are. He also showed them the site plan that shows all of the conditions of approval on it. Mr. Harmon told the Board that the road will not be completed all at once. It will be completed in phases as well. He stated that Dwayne also asked that instead of having a left hand turnaround at the end of Phase 1, they could construct a parking area on the right hand side. Mr. Harmon said that they have added this to the plan.

Acting Chairperson Whitten stated that she didn't know why they were doing the parking lot instead of a turnaround. She said that her understanding about roads in town is that you cannot dead end it. She said that there has to be some kind of turnaround and as far as she is concerned this would not be a turnaround. Joe Carr stated that this is what Dwayne asked for so she would need to discuss this with him. Acting Chairperson Whitten said that she was not comfortable with this.

David Ballard asked if the memo from Dwayne dated 8/3/17 showing Phase 1, 2 and 3, should match the S1 Table regarding the phase and construction improvements. Mr. Harmon said that they should be. Mr. Ballard said that the 1 unit trenches state 1-3 on the memo but states 1-4 on the S1 Table. Mr. Harmon stated that he added another trench because these trenches are 3 feet wide with a 3 foot space between them. If he added one more trench he can leave that trench dry and not feed any liquid into it. On the 1st phase, they don't need the 4th trench but it gives him 6 feet away to start his next section. It is actually more trenches than what is required. Mr. Ballard asked what info the Board should be using. Mr. Harmon said that they should refer to the information on the S1 Table. The memo was just suggestions from Dwayne.

Mr. Harmon said that he had a discussion with Dwayne. Dwayne was concerned about the sewer being large enough so it wasn't a big deal to add another trench. Mr. Harmon said that when they move on to Phase 2, they won't be working next to a live trench. It won't have any liquid in it. The chances of disturbing something will be less because he will have a blind trench there. Roger Frechette asked if he was going to leave the last trench open. Mr. Harmon said that he will leave that last trench disconnected. They won't open a pipe from the distribution box into that trench. They only need to run 3 trenches. The fourth trench will be installed but the piping won't be in it. They will do the same thing with Phase 2 of the project.

David Ballard said that he wants to make sure that Roger and Dwayne are in agreement with everything that they are doing. Roger stated that the applicant is actually going above what they are supposed to so that is fine. His concern was if the last trench was going to have just the

pipin in there and it will be buried then it is not an issue. Roger asked Mr. Harmon if he had mentioned this change to Lee Jay Feldman from SMPDC. Mr. Harmon said that he had not talked to Mr. Feldman. He stated that he didn't think that it was an issue.

Acting Chairperson Whitten stated that she has an issue with the parking spaces instead of the turnaround. David Ballard asked if the emergency vehicles would have a hard time using this for a turnaround area. Roger stated that they shouldn't and he thinks that Dwayne is more concerned with the plow trucks and where they will turn around. Mr. Harmon stated that it is not a town road so the town will not be plowing it. Roger said that he knew that and that is why he was wondering why Dwayne wanted the parking spaces instead of the turnaround. Mr. Harmon stated that they currently have 2 turnarounds. Roger asked how deep the parking spaces were and Mr. Harmon said they were 20 feet.

Acting Chairperson Whitten stated that there needs to be an egress and an ingress because they need to have something to allow you to come in and come out of the development. She pointed out on the plan to where they were ending the road and she feels that this is not allowed. Roger asked Joe Carr if they were planning on doing the whole road. Mr. Carr said that they are grubbing and cutting the whole road and it will not be graveled or have the utilities in it. Roger stated that if anyone needed to go around they could go through. Acting Chairperson Whitten asked Roger if she wanted to put a stretch of houses in and have a stopping point for the road, but would then continue to have a logging road so that people could turn around, would she be allowed to do this. Roger said she could not do that. Acting Chairperson Whitten said that the applicant should not be allowed to do this either. Roger stated that he was not sure why Dwayne was asking for this kind of turnaround. Joe Carr stated that Dwayne just wanted a turnaround because it is just the first phase of three phases. Acting Chairperson Whitten said that her concern is if they stop with Phase 1 and decide not to complete the rest of the phasing, this would be the stopping point. Matthew Qualls stated that there will be a dirt road going all the way around. Acting Chairperson Whitten stated that this is not allowed in our Ordinance. Tom Harmon said that they could have a dead end road. Roger said that they couldn't.

Dennis Brown stated that, in regards to this being a private road, they are not building to the standards of the typical residential subdivision. For example, our road base would be much narrower on the surface but not in the depth. He said that there are exceptions to this project that are granted by the Ordinance. He said that it is a phased project because of the growth control. The criteria for the design of this road is far different than what is required for a residential subdivision. Mr. Brown said that this is probably why Dwayne has mentioned using the parking area as a "hammerhead" turnaround or "L-shaped" turnaround. Acting Chairperson Whitten said that Dwayne has not discussed this with the Board. David Ballard read a part from Dwayne's memo: A temporary turnaround shall be installed at the "Visitor's Parking Lot" for the turning of vehicles and plowing of project during winter months.". Mr. Ballard said that there is actually no Visitor Parking so Dwayne probably figures that they can use it as a turnaround for a temporary time period. Mr. Ballard asked if the radius of the parking area was big enough for a turnaround. Mr. Carr said that you need to pull into the parking area and then back up.

Joe Carr stated that he has no problem if they want to table this because the Board has some questions they would like answered. He said that, in Dwayne's memo, he mentions that in the Ordinance, it says that the Board is allowed to give 2 building permits. However, Dwayne is recommending that the Board does not do it in this case. Mr. Carr would like to have the whole Board present to discuss this matter.

Matthew Qualls motioned to table the proposal for the mobile home park until the next meeting. David Ballard seconded the motion. VOTE: 3-0

2. Review Previous Minutes:

Acting Chairperson Whitten stated that there were 2 sets of minutes to review tonight.

Matthew Qualls motioned to approve the minutes of June 22, 2017 as written. David Ballard seconded the motion. VOTE: 2-0 Abstain: 1

David Ballard motioned to approve the minutes of July 27, 2017 as written. Matthew Qualls seconded the motion. VOTE: 3-0

4. Adjournment:

Matthew Qualls motioned to adjourn the meeting at 7:15 pm. David Ballard seconded the motion. VOTE: 3-0

Roger Frechette
Planning Coordinator

Respectively submitted,
Susan Niehoff, Stenographer

Chairman Geoffrey Aleva

Barry Chase

Jon Morse

Anne Whitten

Matthew Qualls

David Ballard