

NORTH BERWICK, MAINE 03906

MINUTES OF PLANNING BOARD MARCH 12, 2015

Present: Chairman Geoffrey Aleva, Jon Morse, Mark Cahoon, Matthew Qualls, Rick Reynolds, Lawrence Huntley, CEO

Absent: Anne Whitten, Barry Chase

Also Present: Michael Peverett from Civil Consultants

1. Call to Order:

Chairman Aleva called the meeting to order at 6:32 pm.

2. Review Previous Minutes:

Rick Reynolds motioned to approve the minutes of February 12, 2015 as written. Matthew Qualls seconded the motion. VOTE: 3-0 Abstain: 1

Chairman Aleva moved Matthew Qualls to full voting member.

3. Current Business:

Chairman Aleva stated that the item on the Agenda for tonight is for applicants Joel & Katy Littlefield. They are proposing a Subdivision Revision (Map 5, Lot 39 & 39-2) on Lebanon Road. Chairman Aleva asked Larry Huntley if there was anything specific that they needed to know regarding this proposal. Mr. Huntley stated that they are just changing lot lines to add 160,000 square feet to a previous lot to allow an expansion.

Chairman Aleva stated that even though this plan was prepared by the company that he works for, Larry told him that at this point, he does not have to recuse himself because they are just reviewing the information.

Michael Peverett from Civil Consultants stepped forward to represent the Joel & Katy Littlefield for this proposal. He stated that the property is an existing subdivision that was approved back in 2011. They are looking to add 160,000 square feet from Lot 1 to Lot 2 so they can add another dwelling unit. He stated that Lot 2 currently has 3 units in the house and 1 unit above the garage. He stated that the zoning requirements is another 160,000 sf per unit. The new unit would be on the rear of the barn and would be a 32' x 36' addition. He stated that the new unit will be served by all of the existing improvements on the site. The existing septic system will be modified with

mechanical treatment which will double the capacity of the septic system. He stated that when they did the subdivision in 2011, they did topography and high intensity soils on the whole front portion of the property. At this time, they have medium intensity soils mapping from the Soils Conservation Service for the rear portion and it shows that it is good soil.

Rick Reynolds asked if the parking lot was adequate for the number of units. Mr. Peverett stated that they had not looked into that at this point but he could check on that. Jon Morse asked about the gravel drive and if it was just for the entrance to the basement of the existing barn off of the concrete parking area. Mr. Peverett stated that this was correct.

Larry Huntley asked if they were going to provide the design to show the septic system changes. Mr. Peverett stated that they could do that. Mr. Huntley stated that the Board would like to see how the parking area is designed to fit the extra units and how the septic system would be treated for the Public Hearing at the next meeting on March 26th. Mr. Peverett stated that Tom Harmon, the person that is actually running this project, is on vacation and will not be back for the 26th. Larry stated that they can do it at the April 9th meeting.

Larry also wanted to know if the barn foundation will be used as part of the addition. Jon Morse stated that he didn't think he would because it is just an old fashioned stone foundation. Mr. Peverett stated that he assumes they are going to do a new poured wall but he will check on that as well.

Matthew Qualls asked if this change would affect any surrounding lots. Mr. Peverett said that it did not. He stated that Lot 1, which is where the 4 acres of land is coming from, is still 179 acres. There are no density issues.

Jon Morse motioned to accept the proposed sketch plan for the subdivision revision for Joel & Katy Littlefield, Map 5, Lot 39 & 39-2 on Lebanon Road. Rick Reynolds seconded the motion.
VOTE: 5-0

4. Other Business:

Chairman Aleva asked Larry if there was anything coming up. Larry stated that he thinks that Tom Harmon will be bringing his trailer park proposal on High Street.

Matthew Qualls stated that he noticed that Dollar General had a lot of signs everywhere and he was wondering if that was allowed. Larry asked them to remove them because our Ordinance does not allow it.

5. Adjournment:

Rick Reynolds motioned to adjourn the meeting at 6:47 pm. Mark Cahoon seconded the motion.

VOTE: 5-0

Lawrence Huntley, CEO
Planning Coordinator

Respectively submitted,
Susan Niehoff, Stenographer

Chairman Barry Chase

Geoffrey Aleva

Rick Reynolds

Mark Cahoon

Jon Morse

Anne Whitten

Matthew Qualls