

NORTH BERWICK, MAINE 03906

MINUTES OF PLANNING BOARD APRIL 9, 2015

Present: Chairman Geoffrey Aleva, Barry Chase, Rick Reynolds, Mark Cahoon, Anne Whitten, Matthew Qualls, Lawrence Huntley, CEO

Absent: Jon Morse

Also Present: Michael Peverett from Civil Consultants, Janice Rose, Freeman Rose, Ed Spitznas

1. Call to Order:

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

2. Review Previous Minutes:

Rick Reynolds stated that his name was left off as being present at the last meeting. It needs to be added.

Rick Reynolds motioned to accept the minutes of March 12, 2015 as amended. Mark Cahoon seconded the motion. VOTE: 3-0 Abstain: 2

3. Current Business:

Chairman Aleva stated that we have a Public Hearing tonight for Joel & Katy Littlefield for a Revision to lot line of an existing subdivision (Map5, Lot 39 & 39-2) on Lebanon Road.

Chairman Aleva stated that he needs to recuse himself because he works for Civil Consultants. He stated that he can run the meeting and participate in the discussion but he cannot vote.

Geoffrey Aleva moved Anne Whitten and Matthew Qualls to full voting status.

Michael Peverett from Civil Consultants stepped forward to represent Joel & Katy Littlefield. He stated that they are proposing to revise an existing subdivision that was approved in 2011. Their intent is to add an additional 160,000 sf from Lot 1 onto Lot 2 with the intention of adding an additional unit to Lot 2. Lot 2 currently has 3 rental units in the house and 1 unit in the garage. They would be adding a 5th unit behind the barn. The new unit would be a 32' by 36' addition. They calculated that the 160,000 sf density based on medium intensity soil information on the rear portion of the property. In the front portion of the property, we did high intensity soil

mapping back in 2011 for the previous subdivision. The new unit will be served by the existing improvements on the lot. There is an HHE-200 form attached to the Board's packets with a revision to the existing septic system. They are going to add another tank and a biologic septic system which will basically double the capacity of the existing leach field which will more than accommodate the additional unit.

Mr. Peverett stated that he also included in the packet a parking sketch. The Town Ordinance requires 1 parking spot per unit which would be a total of 5 including the new proposed unit. He stated that on the existing concrete driveway there are 8 spaces there which is more than adequate. For overflow parking there is gravel that goes down behind the barn that can be used.

Mark Cahoon asked where the leach field was. Larry Huntley stated that it is between the barn and the house. Mr. Peverett stated that the new tank would come off the rear of the barn and the existing pipe would go into that. It would then pump uphill from the new tank up to the leach field.

Matthew Qualls asked if the new unit was going to be attached to the barn. Mr. Peverett stated that this would be a building permit issue that the land owner would take up with Larry when they apply for the permit. Barry Chase asked if there was a road frontage issue and Larry stated that there was not.

Chairman Aleva opened the meeting for public comment at 6:38 pm.

Freeman Rose stated that he lives across the street from the field and the farm and he was just curious as to what they were planning to do. He asked if they were just adding more acreage to the lot in order to add 1 more unit. Chairman Aleva stated that this was correct and he asked Mr. Peverett to show the plan to the public and explain what was being done.

Chairman Aleva closed the meeting for public comment at 6:39 pm.

Larry stated that he has had a number of inquiries about this subdivision and everybody seems to be fine with it.

Rick Reynolds motioned to approve the Joel & Katy Littlefield revision to lot line of an existing subdivision (Map 5, Lot 39 & 39-2) on Lebanon Road. Mark Cahoon seconded the motion.
VOTE: 4-0 Abstain: 1

4. Other Business:

Larry stated that at the next meeting, there will be a mobile home park proposal coming before the Board. He stated that Nature's Acres will also be coming back to propose an addition to the conditional use permit. He stated that the Nature's Acres will be a Public Hearing and the mobile home park will be a sketch plan presentation.

Larry stated that there is also a chance that MAPES will be in to change one of the uses of the gas station. Barry Chase stated that he will not be here. Matthew Qualls will also not be here.

5. Adjournment:

Mark Cahoon motioned to adjourn the meeting at 6:46 pm. Rick Reynolds seconded the motion.
VOTE: 5-0

Lawrence Huntley, CEO
Planning Coordinator

Respectively submitted,
Susan Niehoff, Stenographer

Chairman Geoffrey Aleva

Barry Chase

Rick Reynolds

Mark Cahoon

Jon Morse

Anne Whitten

Matthew Qualls