

NORTH BERWICK, MAINE 03906

MINUTES OF PLANNING BOARD JULY 9, 2015

Present: Chairman Geoffrey Aleva, Barry Chase, Rick Reynolds, Anne Whitten, Matthew Qualls, Patti McKenna, CEO

Absent: Jon Morse, Mark Cahoon

Also Present: Matt Yeaton, Wayne Whitten, Shawn Rosebush, Nicole Rosebush

1. Call to Order:

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

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

2. Review Previous Minutes:

Matthew Qualls motioned to approve the minutes from May 28, 2015. Rick Reynolds seconded the motion. VOTE: 4-0 Abstain: 1

3. Current Business:

Chairman Aleva stated that the first item on the agenda was for the applicant Shawn Rosebush. He is proposing to construct a garage in the Shoreland Limited Residential District (Map 6 Lot 82) at 394 Morrells Mill Road. Chairman Aleva asked Patti McKenna if she had any comments regarding this proposal. Patti stated that it is before the Planning Board because it is an accessory use to a conditional use.

Shawn Rosebush stated that he wanted to add a 28 x 36 attached garage and he is well within all of the setback requirements.

Chairman Aleva opened the Public Hearing at 6:34 pm. There were no comments. Chairman Aleva closed the Public Hearing at 6:35 pm.

Chairman Aleva asked if the Board members if they had any questions or comments. Rick Reynolds stated that there is nothing showing the topography of the property. He was wondering what the layout and elevation was. Barry Chase stated that he is at least 1000 feet away from the pond. Chairman Aleva asked Mr. Rosebush what was between their home and the pond. Mr.

Rosebush stated that it was all woods. Rick Reynolds asked if it was a steep hill. Mr. Rosebush stated that it was a gradual decline to the pond. Anne Whitten asked if his property line was about 500 feet from Bauneg Beg Pond. Mr. Rosebush stated that it was. Chairman Aleva said that if you look at the tax map there is an easement between that and before it gets to the pond so they are all set.

Barry Chase motioned to approve the conditional use permit for Shawn Rosebush to construct a garage in the Shoreland Limited Residential District (Map 6 Lot 82) at 394 Morrells Mill Rd. Anne Whitten seconded the motion. VOTE: 5-0

Chairman Aleva went on to the next item on the agenda. The applicant, Matt Yeaton, is proposing a Home Occupation in the Residential 1 District (Map 1 Lot 6-1) at 32 Company Woods Road. Chairman Aleva asked Patti McKenna if she had any comments regarding this proposal and she stated that she didn't have any.

Matt Yeaton stated that he has just moved here from New Hampshire. He has had his own business since 2011. He is a wedding photographer and takes most pictures off-site. He only uses his home for editing the photos and occasionally meeting with a potential client. He has also recently added real estate photography.

Chairman Aleva opened the Public Hearing at 6:40 pm. There were no comments. Chairman Aleva closed the Public Hearing at 6:41 pm.

Rick Reynolds asked Mr. Yeaton if it was wet or dry processing. Mr. Yeaton stated that it was all digital. Anne Whitten asked if he was going to have any employees and Mr. Yeaton said he was not. Chairman Aleva asked if the parking spaces on the plan were existing and it was all gravel. Mr. Yeaton said that it was a gravel driveway and they were existing parking spaces. Barry Chase asked how he knew that he needed a permit for this. Mr. Yeaton stated that he is working with Maine Small Business Development and they recommended that he go to the town first.

Barry Chase motioned to approve the proposal for Matt Yeaton to have a photography business in the Residential 1 District (Map 1 Lot 6-1) at 32 Company Woods Road. Rick Reynolds seconded the motion. VOTE: 5-0

4. Other Business:

Anne Whitten asked Patti if when somebody is coming in for an adjustment to their originally approved plan, could they have the original plan to review so they can make a better informed decision. The Board agreed. Rick Reynolds stated that it would be nice to have it ahead of time to review because right now they have to come in earlier so they can review before the meeting. Chairman Aleva said that it would be great if all pertinent information be sent out along with the Agenda. Patti agreed to do this.

5. Adjournment:

Rick Reynolds motioned to adjourn the meeting at 6:48 pm. Barry Chase seconded the motion.
VOTE: 5-0

Patti McKenna, CEO
Planning Coordinator

Respectively submitted,
Susan Niehoff, Stenographer

Chairman Geoffrey Aleva

Barry Chase

Rick Reynolds

Mark Cahoon

Jon Morse

Anne Whitten

Matthew Qualls