



BERWICK PLANNING BOARD

MINUTES

September 6, 2012

PRESENT: Kerry Ashburn, Peter Perri, Judy Burgess, Paul Boisvert, Ken Poirier, Alternate, Niles Schore, Alternate, Joan Michaud, Planning Coordinator, Ron Morrell, Absent

Meeting was called to order at 6:30 p.m. by Chair, Kerry Ashburn.

APPROVAL OF MINUTES

Minutes – August 16, 2012: Approved

PUBLIC HEARING:

- Floodplain Management Ordinance

A draft Floodplain Management Ordinance was provided to the Board by Janet Parker, from the Maine Floodplain Management Program. The draft ordinance includes an increase to the freeboard from one foot to three feet. It also includes a section that allows the town to set a fee for the development to help offset the cost of administering the ordinance.

The Board discussed whether to increase the free board for 1 to 2 feet or 3 feet as suggested by Janet Parker.

The change in the Amended Ordinance would only effect new construction or substantial improvements for residents in a Flood Zone.

The last time the Flood Plain Management Ordinance was revised was in 1991 which was the last time the Flood Maps were revised by FEMA.

The fees were discussed and Judy Burgess stated that fees are approved once a year by the Board of Selectmen. Most of the fees for other Ordinances were taken out so that it wouldn't have to be approved through a Town Meeting vote and the Ordinance wouldn't have to be amended each time the fee was changed. Niles Schore suggested that the fees to be charged for an Application be determined by the Board of Selectmen.

Lana LaRochelle, 128 Rochester Street, has done extensive research on the Floodplain over the last several years. She asked the Board questions on who would be effected and savings that would be realized by the change to the Ordinance. Lana suggested that the Board recommend a change to 3 feet free board.

Vicky Stone, Rochester Street, was asked by the Board her opinion on whether to suggest a 2 or 3 feet free board change. Vicky had a concern about the cost associated with the additional feet and how it would affect renovations to a home. She didn't feel that it would make much difference going from 2 to 3.

MOTION by Judy Burgess, SECOND by Peter Perri to forward to the Board of Selectmen the Amended Floodplain Management Ordinance with a 3 feet Base Flood Elevation and for the Board of Selectman to set the Application Fee - PASSED 5-0.

UNFINISHED BUSINESS:

- James Chandler / Conditional Use – Pole Barn, 31 Cincotta Lane (Map R-50, Lot 15)

Jim Chandler addressed the Board on his request to build a pole barn on his property that will be used for storage of his business trucks in the winter. A site walk was conducted by the Board on August 23.

Peter Perri voiced his concern about a Stormwater Management plan for the site. Civil Consultants was to supply a Stormwater Management Plan and drawing for the Board's review.

Some conditions discussed were that the trucks to be stored from October 1 to April 30, occasional use to leave and enter the site for snow removal will be allowed and the Fire Chief to inspect upon completion.

Due to the fact that the Stormwater Management Plan had not been received, the request was scheduled again for the next Planning Board meeting on September 20 at which time Mr. Chandler will submit a Stormwater Management Plan.

- Matthew Cobb / Conditional Use – Owner Occupied Apartment, 64 Ridlon Road (Map R-25, Lot 17D)

Matthew Cobb addressed the Board on his request to convert the existing workspace over his garage into an owner occupied apartment. A site walk was conducted by the Board on August 23. The Board did not have any concerns with the request.

MOTION by Judy Burgess, SECOND by Niles Schore to approve the Conditional Use Permit for an owner occupied apartment at 64 Ridlon Road – PASSED 5 - 0

The meeting adjourned at 8:10 p.m.



Kerry Ashburn, Chair