



PLANNING BOARD MEETING MINUTES

Thursday February 4, 2016
Town Hall Meeting Room
6:30 p.m.

Call to Order

Chair David Andreesen called the meeting to order

Pledge of Allegiance

Introduction of Board Members

David Andreesen; Paul Boisvert; David Dow; Niles Schore;

Regular Board Member(s) Absent:

Nichole Fecteau

Alternate Members Present:

John England

Staff Members Present:

Joseph Rousselle, CEO; John Stoll, Town Planner

Chair Andreesen made John England a voting member for tonight's meeting

Public Comment

Approval of Minutes

- January 21, 2015

Paul Boisvert pointed out that on the second page under new business the third paragraph had a typo where differ should be defer.

Motion: Niles Schore made a motion to approve the minutes as amended

Second: Paul Boisvert

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; Paul Boisvert; David Dow; John England; Niles Schore

Opposed: None

Abstain: None

Public Hearing

Old Business

New Business

- Workshop/Sketch Plan Proposed Major Subdivision
 - 119 Cemetery Road Map R37, Lot 6 – LRB Investments

Chris Mende of Civil Consultants represented the application before the Board. There is an existing right of way that provides access to the lot. As a part of this application the gravel road would have to be paved and improved to Town standards. This application would propose two single family house lots and one lot containing two, six unit, multi-family dwellings. These units would utilize private septic and well systems. The multi-family dwellings would have sprinkler systems for fire protection within the buildings.

Mr. Mende asked if it would be required to have a cul de sac at the end of the road for a turnaround or if they could design a turnaround within the multi family dwelling for the same purpose. Mr. Boisvert asked the Town Planner if this was waivable. Mr. Stoll said that the Board could waive any portion of the subdivision regulations that they wanted to but that they would need to defer to the Fire Department for that ruling.

Chair Andreesen asked for clarification on the subdivision and existing houses. Mr. Mende explained that there was an existing single family home that would remain, then a second lot that would consist of a single family home on the other side, and finally one lot containing the two 6-unit apartment buildings. Chair Andreesen asked who would maintain the road. Mr. Bodwell stated that he would maintain the road.

Mr. Mende asked about a requirement in the subdivision regulations that called for sidewalks within designated growth areas. Since this area is so far outside of Town the applicant did not feel that the sidewalks would be beneficial. A nature trail on the unused area was suggested as an idea in place of the sidewalks.

Mr. Mende asked about waiving a requirement for a high intensity soil survey stating that he did not believe the property had much if any poorly drained soils. Mr. Mende also asked that the applicant only be required to submit a 2 foot contour topographic survey for the area being developed. Mr. Stoll reminded the Board that although required submissions can be waived the applicant must prove that the soils are not poorly drained because that is mandated by the land use ordinance. Mr. Mende stated that he would conduct adequate analysis to prove that the soils were suitable for development.

Mr. Mende asked if a hydrogeological survey could be waived since the area is not in a significant sand and gravel aquifer which is the trigger by the regulation.

The Board discussed septic systems and wells and their required separation. Mr. Mende stated that two different septic systems would be used on the multi-family lot. Adequate water was discussed with the applicant and his agent.

Mr. Mende asked if the Board had preferences on landscaping and various species of plants that would be included. The Board didn't have any opinion to offer at this time.

The applicant asked if the Board was receptive to waiving any of the erosion and sedimentation control measures stipulated by the subdivision regulations. Mr. Stoll answered that the applicant would be required to follow Maine DEP Chapter 500 requirements at a minimum. Mr. Mende asked about stormwater requirements. Mr. Stoll and Mr. Rousselle stated that storm water management plans are required once an acre or more of soil is disturbed and that the applicant would have to prove that this development would not disturb an acre or more of soil. Mr. Stoll stated that if the application will disturb less than one acre then they would just be required to follow the basic requirements in Maine DEP Chapter 500.

Mr. Mende asked about Low Impact Development Requirements and what the Board expected. Chair Andreesen stated that the applicant was just required to show that they had considered LID. Mr. Stoll stated that the Riverfront project had included a rain collection garden as a simple LID inclusion.

Mr. Bodwell stated that he wanted to include a community garden in this project for the residents to use. Mr. Bodwell also stated that he wanted to preserve as many existing trees on the site during this project.

Mr. Mende stated that a good example of what these proposed buildings would look like is along Route 9 in North Berwick across from the Hannaford Supermarket.

Mr. Rousselle asked the applicant to include a name for the road for future addressing purposes.

Information Items

Mr. Stoll stated that he would be asking the Board to adopt an entirely new Shoreland zoning ordinance. The Board asked if the Fire Department had provided any input on increasing building heights in the downtown area. Mr. Stoll stated that he had received a letter from the Fire Chief stating that he would not recommend a building height increase partially due to the limitations of the Fire Department's current ladder truck.

Other

Public Comment

Adjournment

Motion: John England made a motion to adjourn

Second: Paul Boisvert

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; Paul Boisvert; David Dow; John England; Niles Schore

Opposed: None

Abstain: None

The Board adjourned at approximately 7:55 p.m.

Minutes prepared by Town Planner John Stoll, for consideration at the Berwick Planning Board's February 19, 2016.

Signed as Approved by the Board:
