

SOUTH BERWICK PLANNING BOARD
Regular Meeting Minutes
Date: March 15, 2023

PUBLIC HEARING:

SP 23-001 LJE Properties 3-Lot Subdivision, 7 Lords Lane Map 1, Lot 29

Ms. Hirschkop opened the public hearing at 7:00PM

BOARD COMMENTS: No comments from the board or the public.

Ms. Hirschkop closed the public hearing at 7:00pm.

PLEDGE OF ALLEGIANCE

REGULAR MEETING

Ms. Hirschkop opened the regular meeting at 7:01pm.

ROLL CALL:

In-Person: Planning Board Members, Hershey Hirschkop, Acting Chair, Bill Cole, Zachariah Nobel, Alternate Christine Prunier; Jenifer McCabe, CEO & Town Planner.

Via Zoom: None Absent: Greg Zinser, Chair

PUBLIC AUDIENCE:

In-Person: Reginald & Amanda Jane Remick, Karen Edgar, Neil Rapoza (representing SP-23-002), Nathan Amsden (representing SP-23-001), Austin Fagan (representing SP-23-003), Scott Holland (SP-23-003)

Via Zoom: J. Dallatore, Deborah, Monique, Bob Hamel

Ms. Hirschkop recognized Christine Prunier as a voting member.

PUBLIC COMMENTS: None

MEETING MINUTES APPROVED:

Mr. Nobel motioned to accept the 3/1/2023 Planning Board meeting minutes. Mr. Cole seconded the motion.

VOTE: 4-0-0 APPROVED

Approve: Hershey Hirschkop, Bill Cole, Zach Nobel, Christine Prunier. **Deny:** None **Abstain:** None

NEW BUSINESS:

SP-23-002- Berwick Academy Playground Modification, 31 Academy Street, Map 26 Lots 14 and 16-A, Site Plan Amendment

Mr. Rapoza states this project is a minor modification to existing playground and basketball court area on the other side of the bus lane area. The project consists of taking out some pavement and its going to be several new sweeping walkways and new elements for a more appropriate play area. The only real engineering was the drainage for the new rubberized areas at the foot of the slide. The same stormwater management will remain onsite. The color renderings show the playground in completion. This modification will enhance play areas as well. A landscape architect was used on drawings to show new plan. Existing basketball court will turn into a natural area with a tree house. This is not a complex project as far as engineering goes. Notification was sent to DEP to change the site plan.

51 Ms. Hirschkop would like to know if any features are ADA compliant.
52
53 Mr. Rapoza states that the entrances are ADA assessable via slopes and grades. The entrance to the slide is
54 ADA assessable as well. ADA compliance wasn't presented in a way to access features directly.
55
56 Ms. Prunier makes a motion to approve the site plan amendment for SP-23-002. Mr. Cole seconded the motion.
57
58 **VOTE: 4-0-0 APPROVED**
59 **Approve:** Hershey Hirschkop, Bill Cole, Zach Nobel, Christine Prunier. **Deny:** None **Abstain:** None
60
61 Ms. Hirschkop asked about how the amount of surety amount is determined.
62
63 Ms. McCabe explained to the board that the surety amount is determined by the cost of the actual site work as a
64 whole. That cost doesn't include the playground equipment. The number came directly from Berwick
65 Academy.
66
67 Mr. Nobel makes a motion to approve the Findings of Fact and Conditions for SP-23-002. Mr. Cole seconded
68 the motion.
69
70 **VOTE: 4-0-0 APPROVED**
71 **Approve:** Hershey Hirschkop, Bill Cole, Zach Nobel, Christine Prunier. **Deny:** None **Abstain:** None
72
73 SP-23-003- David Springer, 3-Lot Subdivision, Lord's Lane Ext., Map 1 Lot 25-A, Sketch Plan Review
74
75 Mr. Fagan, representing Scott Holland, Lord's Lane Ext was redesigned and approved by the town, the plan
76 proposing 3 lots. No additional infrastructure will take place on site at this time.
77
78 Ms. Hirschkop stated that it looks like there are buildings on the plan.
79
80 Mr. Fagan states there were buildings, but they are no longer there.
81
82 Ms. Hirschkop states the area for CMP is between 236 and the applicant's property line.
83
84 Ms. Hirschkop asks if there is any water that runs through the property.
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86 Mr. Fagan states there are no bodies of water that runs through the site. The eastern part of the plan shows some
87 wetlands. Lord's Lane runs across the street the property but not through it.
88
89 Mr. Nobel asks what the total acreage of the site is.
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91 Mr. Fagan states the whole site is approximately 8 acres. Each lot will be approximately 2.5 acres. With the
92 remaining lot being slightly larger.
93
94 Ms. Hirschkop asks about lot 2 being a buildable lot due to wetlands.
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96 Mr. Fagan states that there is approximately 200' of buildable area.
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98 The board agrees to send the applicant to preliminary at this time.
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OLD BUSINESS:

SP-23-001 L J E Property Development, 3-Lot Subdivision, 7 Lord’s Lane, Map 1 Lot 29, Preliminary Plan

Mr. Amsden the only thing the applicant indicated that the plan needed some extra lines for signing.

Ms. Hirschkop states that she is convinced that Lord’s Brook runs through that property and it’s not located on the plan. It means that Lord’s Brook is contained in the Shoreland and Slope District.

Mr. Amsden states that the arrows show how the Brook wanders and disappears. It was identified by the arrows.

Ms. Hirschkop states that it must be indicated on survey before the board can approve the plan. The town tax map is brought up so Ms. Hirschkop could prove it’s there.

Mr. Amsden states that it disappears and its marsh. That’s why it wasn’t on the plan.

Mr. Remick asks about the map and the setbacks.

Ms. Hirschkop states that it’s one hundred feet from the high-water mark.

Mr. Amsden states he can add the setback line from the high-water mark to show on the plan.

Mr. Remick asks about the ROW for the cemetery.

Mr. Amsden states that in the deed there just must be access to the Cemetery.

Ms. Hirschkop asks Mr. Amsden to point out the cemetery on the plan.

Ms. Hirschkop states that the final plan should include Lord’s Brook, the ROW’s, indicate buildable lots and also outline one hundred foot setback.

Mr. Nobel asks if there is access from 236 that’s less marshy.

Ms. Hirschkop states that they will need Maine DOT approval for the driveway to the third lot.

Ms. Hirschkop asks about the ROW or easement to 236.

Mr. Amsden states that the deed states that there needs to be an easement by foot or vehicle from 236.

VOTE: 4-0-0 APPROVED

Approve: Hershey Hirschkop, Bill Cole, Zach Nobel, Christine Prunier. **Deny:** None **Abstain:** None

Public Hearing Discussion:

151 SP-23-001 L J E Property Development, 3-Lot Subdivision, 7 Lord's Lane, Map 1 Lot 29
152 No further discussion at this time.

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154 **PUBLIC COMMENTS:** None

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156 **BOARD MEMBER COMMENTS:**

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158 **ADJOURNMENT:**

159 Mr. Cole moves to adjourn the meeting at 7:40pm. Mr. Nobel seconded the motion.

160 **VOTE: 4-0-0. APPROVED**

161 **Approve:** Bill Cole, Zachariah Nobel, Hershey Hirschkop, Christine Prunier

162 **Deny:** None **Abstain:** None

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166 Attested By: _____