

SOUTH BERWICK PLANNING BOARD

Regular Meeting

Date: 12-19-2018

ROLL CALL:

Present: Paul Steinhauer, William Straub, Manley Gove, Larry Grondin, Joseph Rousselle, CEO and Paul Schumacher, SMPDC

Absent: Warren Spencer

CALL TO ORDER:

Mr. Steinhauer called the meeting to order at 6: p.m.

MINUTES APPROVAL:

Paul Steinhauer said the approval of minutes from last meeting, 12/5/19 be carried over to next scheduled meeting on 1/2/2019.

PUBLIC AUDIENCE:

Tom Harmon, Civil Consultants

Perry Ellsworth South Berwick Town Manager

William Dignan, Applicant (Cole Lane, LLC)

CORRESPONDENCE:

OLD BUSINESS:

Perry Ellsworth spoke of the TIF designs; regarding growth in commercial and industrial properties. Spoke of issues regarding MHS entrance aligning up with Punkin Town Road. Mr. Ellsworth discussed the concerns/possibilities with the plan with a site map demonstration. The plan is in development. Mr. Ellsworth stated he would like this to be started by early spring.. DOT is concerned with access management with route 236.

18-001 MSP Kast 9-Lot Subdivision Route 236

Mr. Harmon discussed the sewer issues of the subdivision. In the covenant, it will be stated that the homeowner's association has to maintain a maintenance contract with the pump supplier for the entire subdivision. It will be a condition of the sewer district approval. In the covenants there will be a price that there has to be a maintenance contract. The sewer district is not responsible.

Looking for preliminary approval to go forward for final approval. Mr. Harmon stated final proposal will be ready soon for final approval with planning board.

Traffic study/road way report that was requested came back clear by the traffic controller. No concerns.

Need to determine who is determining construction is going according to plan to start once plans are approved. Mr. Shumacher said need to make sure we are clear on it.

OTHER:

MEMBER COMMENTS:

Mr. Schumacher asked about the owner documents received from the conservation commission. He had been asked to make sure it is clear to the homeowners association that they are aware of the restrictions of some of the areas of undeveloped land.

Motion by Mr. Steinhauer, to the commission, to grant the waiver regarding the need for a high intensity soil survey. Mr. Straub seconded it.

VOTE: 4-0.

Motion by Mr. Gove made that we put it the plan that before they get certificate of occupancy that they get a water test. Mr. Straub seconded it.

VOTE: 4-0. Mr. Steinhauer stated - I move forward that we have waived the 121-38-B3.

Motion by Mr. Steinhauer to approve the plan as a preliminary. After the public hearing and as we received it. Mr. Gove seconded it.

VOTE: 4-0.

NEW BUSINESS:

Mr. Steinhauer stated that Mr. Straub wanted to discuss the policy regarding new applications to be submitted by submission dates. After discussion of the policy, Joe Rousselle stated there are no issues/amendments with the policy as of current date.

Mr. Gove started discussion about the proper zoning/ordinance definitions and uses within certain commercial/residential properties. Identify clarification and appropriate requirements. Mr. Schumacher said he would start working on current definitions and condition/use examples.

Mr. Gove discussed the industrial zoning possibility of his South Berwick personal property that falls in N. Berwick. He stated that the North Berwick planning board would welcome working alongside South Berwick planning board to work towards re-zoning that property. The re-zoning of Mr. Gove's lot would have to go through the proper process. Mr. Steinhauer suggested Mr. Gove speak to Mr. Perry in more detail with the issue

Motion by Mr. Straub and seconded by Mr. Gove to adjourn the Regular Meeting at 8:05 p.m. VOTE: 4-0

Attested by: _____ Date: _____

