

BERWICK PLANNING BOARD
MINUTES
May 5, 2011

Present: Kerry Ashburn, Paul Boisvert, Judy Burgess, Peter Perri, Ron Morrell, Tom Wright (Alternate), Mary Gagnon (Alternate), and Susie Scott (Planning Coordinator).

PUBLIC HEARING

- **Desmarais Subdivision / Amendment to Approved Subdivision Plan, Pine Hill Road (Map R-44, Lot 21)**

Tom Harmon, Civil Consultants, presented the revised subdivision plan for public comments and/or questions. None were given. The Board reviewed correspondence including the 5/5/11 memo from Civil Consultants in response to the 5/2/11 Town engineer's memo and the 5/4/11 Sewer District's engineer's memo.

MOTION by Judy Burgess, SECOND by Peter Perri to approve the amended Subdivision of Land of Richard Desmarais to include a reduction of the number and reconfiguration of lots, reduction in road length, and changes in utilities and storm water systems subject to Conditions of Approval (Map R-44, Lot 21), PASSED unanimously 5-0.

APPROVAL OF MINUTES

- Minutes – April 7, 2011: Approved.
- Minutes – April 21, 2011: Approved.

UNFINISHED BUSINESS

- Chris Webber / Concession Stand w/Dog Park / 410 Portland Street/Rte. 4 (Map R-71, Lot 11): Proposed Conditional Use.

Chris Webber was in attendance, and stated he had contacted Anthony Fontaine, MDOT, and submitted a driveway permit application although there may be no issue as the driveways have been in place since 1967. There will be a 4-foot designated walking path surrounding the fenced dog area which will remain natural and not graveled.

MOTION by Paul Boisvert, SECOND by Ron Morrell to approve the conditional use for Chris and Mary Webber to operate a mobile concession stand and dog park subject to Conditions of Approval (Map R-71, Lot 11), PASSED unanimously 5-0.

Meeting adjourned at 7:15 pm.



Kerry Ashburn, Chairman