

BERWICK PLANNING BOARD

MINUTES

March 3, 2011

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

APPROVAL OF MINUTES

- Minutes – February 17, 2011: Approved.

UNFINISHED BUSINESS

- Berwick Iron & Metal Recycling / Proposed Conditional use – Metal Shredder, 106 Route 236: Review and Approve Findings of Fact.

Tom Harmon, Civil Consultants, provided Mrs. Scott copies of the SPCC Plan (Operations manual regarding fuel/containment), draft Stormwater Maintenance Agreement, Site Plan w/requested changes, and deed language referencing property transfers. MeDEP provided a verbal confirmation that a draft processing permit was to be sent out at the end of February.

The Planning Board reviewed the memo from the Town Engineer, and the draft Conditions with Robert and Richard Brenna, Tom Harmon and BI&MR attorney, Matt Manahan.

- Tim Murphy, Attorney for residents Seivwright/Planche/Duffy/Provencher/LaPierre: Requested the Board reconsider requesting an electric engine replace the proposed diesel engine for the metal shredder.

MOTION by Ron Morrell, SECOND by Judy Burgess to approve the Conditional Use application for operation of a metal shredder for Berwick Iron & Metal Recycling located at 106 Route 236 (Map R-57, Lot 32), subject to stated Conditions, PASSED unanimously 5-0.

- Matt Manahan, Attorney for BI&MR: Requested the Board review and approve the Findings of Fact at the March 17, 2011 Planning Board meeting.

NEW BUSINESS

- Traditional Woodworks, Inc. / Woodworking and Architectural Millwork Facility, Commercial Drive (Map R-54, Lot 15-5): Conditional Use & Site Plan Review.

Lew Chamberlain, Attar Engineering, and Mike Pouliotte, Traditional Woodworks Owner, presented the application for this expanding business within an approved commercial subdivision

on an existing, paved cul-de-sac. Applicant proposes a 12,000 square foot building and an 840 square foot garage which will be supplied by a new transformer, well and septic system sized for number of employees. Business has 25 employees but there may only be 5-10 employees on this site. Some employees will remain at the North Berwick and the Portsmouth locations. Applicant proposes 19 unpaved, parking spaces.

The Planning Board scheduled a Public Hearing for March 17, 2011.

- Wm. Shapleigh & Son Construction Co. / Equipment Maintenance & Equipment Facility, Industry Drive (Map R-72, Lot 12-3): Conditional Use & Site Plan Review.

Tom Harmon, Civil Consultants, and Will Shapleigh, Owner, discussed the proposal to build a 40x70 square foot maintenance facility and a 20x30 square foot office building for this general contractor/excavator equipment company. This will be constructed in a previously approved industrial/commercial subdivision. MeDEP has previously approved a Stormwater Management Plan for this site. There will be a maximum of 15 employees. The roadway will be improved to make the lot conforming but will not include improving the cul-de-sac.

The Planning Board scheduled a Public Hearing for March 17, 2011.

OTHER

- Signage Requirements: Continue review/amendment to Section 7.12 of the Land Use Ordinance.

The Planning Board agreed to defining Intermittent, and having signage displays changing no faster than every 30 seconds. No fading shall occur as well.

A summary describing the reasoning behind proposed amendments to be drafted and posted for voter consideration.

The Planning Board scheduled a Public Hearing for March 17, 2011.

Meeting adjourned at 8:26 pm.



Kerry Ashburn, Chairman