

BERWICK PLANNING BOARD
MINUTES
February 3, 2011

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

APPROVAL OF MINUTES

- Minutes – January 6, 2011: Approved.
- Minutes – January 20, 2011: Approved with addition of note “BI&MR Public Hearing was rescheduled from January 20, 2011 to February 17, 2011.”

INTRODUCTION/COMMENTS/NON-AGENDA ITEM

None provided.

PUBLIC HEARING

- Hall Ponds Subdivision / Creation of 2 residential lots / Old Pine Hill Road: Major Subdivision Amendment. Present: Joseph Cheever, EIT (Attar Engineering), Paul Kennedy and Dana Hall.

Joseph Cheever presented the amendment to the 2006 approved subdivision plan to include two residential lots with public water and sewer located on Old Pine Hill Road.

Tom Goulet, 428 Portland Street, stated the Board should allow applicant to do as requested with his land.

MOTION by Peter Perri, SECOND by Judy Burgess to approve the subdivision plan amendment to include creation of two residential lots on Old Pine Hill Road for the Hall Ponds Subdivision (Map R48, Lot 7A), PASSED unanimously 5-0.

UNFINISHED BUSINESS

- Tom Goulet / Daycare / 428 Portland Street (R71, 9): Conditional Use Application.

Tom Goulet provided the Board a MeDOT Driveway/Entrance Permit, building elevations and a revised site plan depicting increased parking spaces. The Board confirmed that per Section 7.7.B(2), a facility serving 20+ parking spaces shall be paved. The foundation will be approved by the CEO during the building permit process.

MOTION by Paul Boisvert, SECOND by Ron Morrell to approve a Conditional Use permit for a 20-child or less daycare center for Tom Goulet at 428 Portland Street (Map R71, Lot 9) subject to the following conditions, PASSED 4-1.

Conditions of Approval

1. Adherence to Specifications for Daycare Fencing;
 2. Current license from the Department of Health and Human Services for a Small Child Care Center;
 3. Upgraded septic system as approved by the Code Enforcement Officer;
 4. Updated Site Plan with accurate dimensions as will be provided to the State Fire Marshal; and
 5. Hours of Operation to include, Monday through Saturday, 6:00 AM to 8:00 PM.
- Bateman Partners, LLC / Old School Building – Affordable Housing / School St.: Mylar Signing. The Planning Board executed approved Mylar plans.

Meeting adjourned into a workshop to discuss Berwick Iron & Metal Recycling at 7:25 pm.

Kerry Ashburn, Chairman