

BERWICK PLANNING BOARD
MINUTES
June 2, 2011

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

Mary Gagnon will be a voting member as both Paul Boisvert and Tom Wright are absent.

PUBLIC HEARING

- **Bonnie Couture / Proposed Conditional Use – Bonnie’s Pet Sitting, 24 Cincotta Lane (Map R-50, Lot 21)**

Bonnie Couture was in attendance to propose in-home pet care of cats, the occasional bunny rabbit and similar companion animals in the two cat care rooms located within the bottom floor of her residence. Although her business has been in existence since 2001, it has more recently evolved to include the boarding of pets while clients are away, and/or caring for pets with special needs. Applicant does not propose to include dogs for her in-home pet care. There are times when Applicant does not board any animals. Applicant’s personal pets do not visit pet care rooms. No public comments, questions or concerns were provided.

MOTION by Mary Gagnon, SECOND by Judy Burgess to approve the Conditional Use Permit for Bonnie Couture to operate an in-home pet care business at 24 Cincotta Lane subject to Conditions of Approval (Map R-50, Lot 21), PASSED unanimously 5-0.

APPROVAL OF MINUTES

- Minutes – May 19, 2011: Approved.

UNFINISHED BUSINESS

- **Robert Phillips / Proposed Conditional Use – The Food Faery Concession Trailer, 60 Route 236 (Map R-57, Lot 55)**

Bob Phillips and Clare Morabito were in attendance while the Planning Board discussed the proposal for the second business of the concession trailer to be added to the site as the existing Pitbull Automotive repair garage. Board members reviewed parking, internal traffic flow and the entrance/exit. Mr. Phillips confirmed he has no intention for the upstairs portion of the garage to be used as a residential unit.

MOTION by Judy Burgess, SECOND by Peter Perri to approve the Conditional Use Permit for Robert Phillips to operate a food concession trailer at 60 Route 236 subject to Conditions of Approval (Map R-57, Lot 55), PASSED unanimously 5-0.

NEW BUSINESS

- **Ordinance Amendments - Discuss potential Ordinance updates.**
 - Goal to create a uniform, vibrant, mixed-use downtown.
 - Discuss and possibly amend Dimensional Requirements Table: Lowering of residential (single vs. multi-family) square footage requirements, and review residential requirements throughout L.U. Ordinance for consistency.
 - Bateman: Possibility of inviting to a PB/Selectmen joint meeting to discuss redevelopment of the Prime property re: Highest and best use for property while encouraging mixed use.
 - Downtown Open Space.
 - Tax Revenue (Business) vs. Tax Burden (Residential)
 - Difficulty of encouraging business in a border town.
 - Seed money for redevelopment visioning process.
 - Joint meeting with Planning Board and local downtown businesses.
 - Obscenity Ordinance/Adult Business: Status pending awaiting Town Attorney opinion. Planning Coordinator to research similar ordinances from other towns and cities.
 - “Housekeeping” Updates: Continual review to ensure Ordinance consistency.
 - Revisit past proposed amendments not approved by Town vote: Outside Storage, Mass Gathering, Medical Marijuana Dispensary, etc.
 - Election materials: Information dissemination related to proposed Ordinance amendments including an editorial in Foster’s or similar discussing reasoning for Ordinance updates, and signed by all PB members.

Meeting adjourned at 8:32 pm.