



BERWICK PLANNING BOARD

MINUTES

July 19, 2012

PRESENT: Kerry Ashburn, Peter Perri, Judy Burgess, Paul Boisvert, Ron Morrell, Ken Poirier, Alternate, Niles Schore, Alternate; Attorney Bryan Dench, Kelton, Taintor & Abbott; Joan Michaud, Planning Coordinator

Meeting was called at to order at 6:30 p.m. by Chair, Kerry Ashburn.

UNFINISHED BUSINESS:

- Sullivan School Associates LP / Bateman Partners, 45 School Street (Map U-4, Lot 142) : Proposal to Amend Site Plan – Continued

Present: Nathan & David Bateman, Sullivan School Associates; Jim Fisher and Lee Allen, Northeast Civil Solutions; David Lloyd, Archetype and Attorney Ronald Ward, Drummond Woodsum

The Board continued their review of the Conditional Use Permit and Site Plan Review Decision Checklist.

Regarding impact on the Town's municipal services, Paul Boisvert felt that, although from the developer's point of view there would not be any adverse affect on services, he felt that the schools, recreational, general assistance and mental health services would be impacted. Peter Perri felt that the entire project would have an impact on social services especially with the additional 12 bedrooms. Paul felt that conditions should be placed on the developer so that those costs should be borne by the developer. Judy Burgess agreed and felt that it would require legal language, drafted by Attorney Dench, to be included in the conditions.

The Board discussed with Attorney Dench conditions that could be imposed on the developer including requiring a surety, escrow, bond or letter of credit, to cover unreasonable costs that might be incurred by the Town; on-site staff to be provided by the Management Company for special needs residents; and no services would be provided that aren't already provided by the Town. Attorney Dench will draft the Findings of Fact and Conditions that will be reviewed by the Board at the next meeting.

David Lloyd, Architect for the project who specializes in housing and historic renovations, reviewed with the Board the exterior covering and the approvals that are required by the National Parks Service on the final design of the building and landscaping. It was suggested by the Chair that a Condition be placed to insure the exterior of the building stays esthetically the same over time.

Nathan Bateman requested the Board's approval for the change in the revised sewer design plans which had been approved in a letter from the Sewer District dated May 30, 2012. By the Board giving their approval, it would allow them to continue moving forward with the expectation of obtaining their Occupancy Permit by the end of August for the main building. The Planning Board approved, with a 4-1 vote, the revised Plans with the request that they receive a confirmation from the Sewer District that they approve the connection.

APPROVAL OF MINUTES:

- July 5, 2012– Approved with correction

OTHER:

- Floodplain Management Ordinance – The discussion continued on revising the Ordinance from 1 foot to 2 feet above base flood elevation with the plan of putting it to a Town vote in November.

The meeting adjourned at 9:20 p.m.



Kerry Ashburn, Chair