

BERWICK PLANNING BOARD
MINUTES
August 4, 2011

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

Tom Wright will be a voting member as Ron Morrell is absent.

PUBLIC HEARINGS

- **Vigue-Thompson Hill Sand & Gravel, LLC / Amendment to Conditional Use – Mineral Extraction/Gravel Pit, 55 Thompson Hill Road (Map R-31, Lot 12): Continued.**

Ron Vigue presented a Blasting report from Maine Drilling and Blasting to the Board for their review.

Public Comments:

- Nick Valhos – Discussed concerns regarding proposed blasting, possible increase in number of employees and proposed change in hours of operation. Stated he has experienced early morning truck traffic at 6:00 am, using jake brakes on neighborhood roads other than Thompson Hill Road.
- Gary Brown – Discussed concerns that were originally brought up at the previous public hearings when this project was originally approved. He stated that he has experienced truck traffic at 5:30 am, is concerned about the amount of noise, and inquired about potential signage for local traffic only.
- Kent Kruse – Discussed size of blasting charges and materials to be used, as well as potential effects of dust and debris.

The Board will schedule a site walk for Monday, August 8, 2011 at 6:30 pm.

MOTION by Peter Perri, SECOND by Paul Boisvert to reconvene this public hearing at the next Planning Board meeting, PASSED unanimously 5-0.

- **J. Brett Austin / Conditional Use – Light Intensity Industry, 468 Portland Street (Map R-71, Lot 1)**

Applicant, J. Brett Austin presented his application for a small manufacturing company that produces precision instruments for the pharmaceutical industry. Mr. Austin expects to hire 2 to 4 new employees in the next few years, and noted this business is non-traffic intensive. All materials used are non-hazardous/non-caustic. The business will have normal operating hours with possible extended hours as needed to meet occasional business deadlines.

The Board agreed no site walk was needed as this location is within an existing structure within the commercial/industrial district.

Public Comments:

- Neighboring business owners John Garafalo and Mark Pendergast both expressed their support of Mr. Austin relocating his business to this vacant commercial site, and wished him well.
- MOTION by Judy Burgess, SECOND by Tom Wright to approve the Conditional Use Permit for J. Brett Austin for property located at 468 Portland Street (R-71, 1) subject to the restrictions enumerated in the definition of Light Intensity Industry per the Berwick Land Use Ordinance, PASSED unanimously 5-0.

• **Central Maine Power Co. / Conditional Use and Site Plan Review – Upgrading of Substation, Old Route Four (Map R-72 Utility Easement)**

CMP Agent, Mark Christopher, was in attendance with Dennis LaJoie and John Carroll to discuss the transmission and distribution line upgrades in conjunction with the Bassett Substation upgrade, all a part of the PUC 5-year plan project. CMP received a setback Variance from the Berwick Board of Appeals on July 27, 2011 during which they agreed to include planting for a visual buffer. The old substation will be removed. There will be minimal humming noise generated by the substation fan.

The Board will schedule a site walk for Monday, August 8, 2011 at 5:30 pm.

Public Comments:

- Neighboring property owners, Sheila Roberts, Judy Huntington and John Garafalo, discussed residential affects, concerns of land owner rights and strict easement restrictions.
- David Stolpe inquired about surge protectors and lighting arrestors onsite.

APPROVAL OF MINUTES

- Minutes – June 21, 2011: Approved.

PUBLIC COMMENTS

- Ed Minnick: Discussed blasting regulations 490Z, and the need to upgrade town regulations for rock quarries and blasting.

OTHER

- Mark Pendergast: Inquired if the Board would be interested in incorporating landscaping and lighting regulations into the Ordinance. Mr. Pendergast is interested in demanding more from developers with regard to vegetative buffers. He provided the Board copies of landscaping and lighting regulations from Bedford, NH and York, ME to illustrate examples used in

neighboring communities. The Planning Board confirmed their interest, and Mr. Pendergast will draft proposed standards for their future review and consideration.

- Proposed Ordinance Amendments: The Board continued their review and finalized changes to be presented at their next meeting for further consideration.

Meeting adjourned at 9:31 pm.