

BERWICK PLANNING BOARD
MINUTES
August 18, 2011

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

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 stated that he has spoken to the MDEP and if he is not blasting or forcing extraction of more than an acre of land, than a Notice of Intent is not required. Ron has set up a site meeting from the MDEP representative on August 29th at 10:00 a.m. The Board would like collaboration with the MDEP and Jon. St. Pierre, Town Engineer and requests his attendance at the site meeting.

Public Comment:

Lisa Valhos inquired about whether it would be more than one acre after this initial acre was extracted.

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

Philip Malonson-Berwick Sober Home / Amendment to Conditional, 71 Sullivan Street (U-3, 11): Continued

Information that was submitted satisfies outstanding CEO violations. The CEO and Planning Board agreed. Philip Malonson is requesting to reduce the staff required from three to one full-time and one part time manager on site and one assistant manager for a total of 15 residents at any given time. There are 10 residents currently at this home.

Public Comment:

A property owner that abuts the back property had concerns about the property values and the location of the sober home being near a school and playground.

Luisa Sheldon requested clarification on outstanding conditions and discussed tax issues.

Janet Cyr discussed conditions and a possible new owner. Planning Board confirmed that the conditions will be grandfathered to the new owners and any changes would require a new or amended Conditional Use permit.

Kent Kruse had a concern whether a staff contingency plan was in place.

MOTION by Paul Boisvert, SECOND by Judy Burgess to approve to amend the Conditional Use Permit to 15 total beds and two paid staff 24 hours daily, PASSED unanimously 5-0.

UNFINISHED BUSINESS

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

CMP representatives Dan Hutchings and Dennis Lajoie, along with a Mike Smallwood, TRC Design Engineer, addressed the buffering for the substation. Issues were raised about electrical safety, visibility and theft within the fenced in area.

MOTION by Judy Burgess, SECOND by Paul Boisvert to approve the building and as a condition to add a screened area to be installed on the south westerly side of the east gate entrance and that all necessary town permits are obtained, PASSED unanimously 5-0.

APPROVAL OF MINUTES

Minutes –August 4, 2011: Pending

NEW BUSINESS

Diversified Builders / Concept Sketch – Subdivision, Guinea Road (R-60, 8)

Christopher Berry, representative for Diversified Builders presented a sketch plan for a cluster subdivision with three lots, one acre each. The infrastructure would be reduced to leave an open space. The ordinance requires 30% open space with upland included. The Planning Board was in favor of the cluster subdivision.

Berwick Iron & Metal Recycling – Court Order & Decision (R-57, 32)

An Executive Session was discussed to confer with the Town Attorney regarding the order and decision by the Court to remand the Planning Board to conduct a new hearing for the Conditional Use Permit for the operation of a metal shredder.

OTHER

Summary of the Traffic Impact Analysis Workshop was given to by Peter Perri.

The Planning Board set the Public Hearing date for the discussion of the Ordinance Amendments for Thursday, September 1, 2011.

Meeting adjourned at 9:15 p.m.