



BERWICK PLANNING BOARD

MINUTES

October 4, 2012

PRESENT: Kerry Ashburn, Peter Perri, Judy Burgess, Paul Boisvert, Ken Poirier, Alternate, Niles Schore, Alternate, Joan Michaud, Planning Coordinator, Ron Morrell, Absent

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

APPROVAL OF MINUTES

Minutes – September 20, 2012: Approved

NEW BUSINESS:

- TC Construction LLC / Conditional Use – Subdivision of lot located on Cranberry Meadow Road (Map R-31, Lot 2-1)

Jim Wolcott, Keller Williams representing TC Construction LLC, stated that the applicant had purchased a parcel of land from Christine Perreault with the expectation to retain a 155' x 409' lot and deed the remainder back so that it could be combined with her lot. According to the previously approved subdivision, any division of the lot would require Planning Board approval.

It was discussed by the Board that a portion of the lot is in the R-2 zone, the rear part of the lot is in the R-3 zone and the proposed plans would meet the zoning requirements.

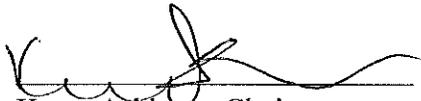
The Board agreed that no Public Hearing or site walk would be required. They did request from the developer, that the subdivision plans be revised and brought back to the Planning Board for final approval and signature before being recorded at the Registry of Deeds.

OTHER:

- Ordinance Review Discussion

Judy Burgess proposed that the Board set aside one hour at each meeting to discuss Ordinances. The Board felt that a review of the Districts was also warranted. Joan Michaud was asked to forward the Ordinance Work Plan documents that was prepared in 2011 to the members for their review and to list their order of importance so that they could start addressing each of them at the meetings.

The meeting adjourned at 7:40 p.m.



Kerry Ashburn, Chair