

BERWICK PLANNING BOARD
MINUTES
October 6, 2011

PRESENT: Peter Perri, Judy Burgess, Kerry Ashburn, Paul Boisvert, Ron Morrell, Mary Gagnon (Alternate), Jim Webster (CEO), Joan Michaud (Planning Coordinator)

The meeting was called to order at 6:30 p.m.

APPROVAL OF MINUTES

Minutes - September 1, 2011: Approved
Minutes - September 15, 2011: Approved

COMMENTS & NON-AGENDA ITEMS

Copies of a letter and supplemental materials for the Berwick Iron & Metal Recycling conditional use application submitted by Matthew Manahan, Attorney for BI&MR, that were received by email on October 6, 2011 were handed out to the Planning Board members.

NEW BUSINESS

Northeast Credit Union representatives, Devin Parker, Bud Westman and Bill Gallot of Roaring Brook Consultants presented their site plans for a 24 hour ATM modular kiosk on the corner of Route 4 and Pond Road. Their original Conditional Use Permit for a full service credit union and subsequent extension has expired.

It will be an 8' x 17' building with a drive up lane with the option for customers to park and go inside. It will be serviced and kept clean but there will be no personnel onsite. The design leaves the possibility open to add the credit union at a later date. There is no access from Route 4 and the Board had concerns with the amount of added traffic on Pond Road.

A site walk was set for Wednesday, October 12 at 6:00 p.m. Once the traffic and drainage study is complete, a Public Hearing will be scheduled.

OTHER

Ordinance Review:

Mass Outdoor Gathering – The draft of the ordinance done by Brian Cincotta and Eleanor Murphy was reviewed. The purpose of the ordinance was to address profit making businesses attended by 175 or more persons for two or more days. These gatherings could create a hazard to public health and safety.

It was agreed that the Mass Gathering ordinance that was initially submitted to the Board of Selectman along with the draft by Brian and Eleanor could be combined to cover issues that may arise. Once the ordinance is revised, it will be forwarded to the Board of Selectmen for their approval.

Floodplain Management – Keith Trefethen, Town Manager, requested the Board to review the ordinance to determine what steps might be necessary to amend the ordinance to identify an issue that has arisen with one resident (Lana Larochelle) over the one foot Base Flood Elevation requirement.

The one foot BFE is the recommended guideline by FEMA. According to Jim Webster the 1991 Floodplain maps are being used and it could be another two years before FEMA finalizes new Floodplain maps. Any changes to the ordinance will have to be approved by FEMA and then go to a Town meeting for a vote.

The Board requested that Lana either attend the next Planning Board meeting or put in writing what she wants changed in the ordinance. Joan will follow-up with Lana with the Board's request.

Meeting adjourned at 8:00 p.m.

Kerry Ashburn, Chairman