

**BERWICK PLANNING BOARD  
MINUTES  
November 3, 2011**

**PRESENT:** Peter Perri, Judy Burgess, Kerry Ashburn, Ron Morrell, Tom Wright (Alternate), Jim Webster (CEO), Joan Michaud (Planning Coordinator)

Alternate, Tom Wright will be voting tonight as Paul Boisvert is absent.

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

**PUBLIC HEARING**

• **Michael Hennessey, Outreach LLC, 6 Sullivan Street (Map U4, Lot 4)**

Michael Hennessey, Applicant and Steve Folger, Project Manager, presented to the Board their ideas for a Community Outreach program at 6 Sullivan Street in the former Einstein Restaurant building. Michael would like to reestablish a restaurant (soup kitchen) on the second floor and offer breakfast and dinner at no cost to anyone. The restaurant would be open six days a week (excluding Wednesdays). The first floor would house a food pantry and, in the future, the possibility of putting a church and function hall on the third floor.

The Board discussed the following concerns:

- Hours of operation and effects on other businesses in the downtown
- Parking for volunteers and patrons
- Delivery of supplies
- Lines forming outside
- Loitering on the sidewalk
- Cigarette butts thrown on the ground
- Trash disposal
- Capacity numbers per Code

Vicky Weare voiced her concerns about the number of people that would be served on a daily basis, past parking issues that have occurred, smoking outside and cigarette butts thrown on the ground. Also, questioned whether the sprinkler system was in working order.

Michael Hennessey decided to not include the church on the third floor as part of his request. He will come back, at a later date, with a permit request for church.

Stephanie Waterman, an employee of Spencer Mathews Insurance voiced her concerns about the limited available parking that employees of Spencer Mathews experience on a daily basis. Also, concern about the amount of patrons they will be able to serve in one hour, where they will park and where they will wait to be served.

Ed Minnick mentioned that a Traffic Engineer could be hired to do a traffic study of the downtown relative to parking and deliveries times to help determine the of hours of operation that would be less of an impact on local businesses.

Joan Michaud relayed a message from Dennis Dupuis that, in his opinion although it is a good and needy cause, the property was in the Business District and it was not an appropriate location for a food pantry and soup kitchen to be located.

Kim Taylor mentioned that she used to relay to the owner of Einstein's Restaurant, events that were going to be held at the Town Hall that may cause parking issues for the restaurant.

MOTION by Thomas Wright, SECOND by Ronald Morrell, to approve the Conditional Use application for a food pantry and soup kitchen located at 6 Sullivan Street (Map U-4, Lot 4), subject to stated Conditions, PASSED unanimously 5-0.

## **OTHER**

- **Town Owned Land – Bob Crichton**

Bob wanted to share with the Planning Board that a new committee had been formed to look at the Town owned properties that generally do not have buildings on them and make better use of the land or whether some of the land should be sold. The purpose is to improve woodland areas in the community. One piece of property in particular is Penny Pond. The Committee would need to make an Appeal to MDEP to lift some restrictions on this particular piece of land. The idea is to have pathways but leaving it in it's natural state. Another piece of property on Horns Mill Road will also be looked into for use by the community for recreational purposes.

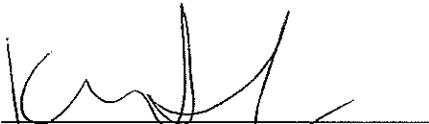
- **Sewer District Building Concept Plan – Jay Wheeler**

Jay reviewed with the Board a concept sketch for a manufacturing facility built on Town owned land across from the sewer treatment facility. He stated that the Sewer Department is licensed for 1.1 million gallons a day and now, without Prime Tanning's business, it treats 150,000 gallons. Since Prime left, the Sewer Department has lost half their income, they have saved as much as they can and are looking for ways to generate revenue. The land is located in the RC/I Rural Commercial Industrial Business District and a manufacturing facility, possibly a brewery which requires a lot of water and needs it treated, would be good fit for the land. The Board encouraged Jay to proceed with his plans to sell the idea to a manufacturing business.

### **APPROVAL OF MINUTES**

- Minutes – October 20, 2011: Approved

Meeting adjourned at 8: 58 p.m.



---

Kerry Ashburn, Chairman