



PLANNING BOARD MEETING MINUTES

Thursday November 17, 2016

Town Hall Meeting Room

6:30 p.m.

Call to Order

Chair David Andreesen called the meeting to order.

Pledge of Allegiance

Introduction of Board Members

David Andreesen; David Dow; Nichole Fecteau; Niles Schore;

Regular Board Member(s) Absent:

Paul Boisvert

Alternate Members Present:

Sean Winston, John England

Alternate Member Absent:

Staff Members Present:

John Stoll, Town Planner, Joe Rousselle CEO

Due to Paul Boisvert's absence, the Chair makes Sean Winston a voter.

Public Comment

No public comment. *Chair closes public comment.*

Approval of Minutes

- November 3, 2016

Nichole Fecteau points out that "right away" should be "right of way." The motion for site plan approval should include "Housing project"

Motion: Sean Winston motions to approve minutes as amended.

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; Sean Winston; David Dow; Nichole Fecteau; Niles Schore

Opposed: None

Abstain: None

Public Hearing

Old Business

- Proposed Major Subdivision, Site Plan, Conditional Use application. 119 Cemetery Road (R-37, Lot 6)
 - 2 lot subdivision, single family and two 6-unit multi-family buildings – LRB Investments, LLC

➤ **Applicant Presentation**

Chris Mende from Civil Consultants presents on the behalf of Les Bodwell. Mr. Mende says his understanding is that the preliminary application was approved. They have addressed the concerns from the prior meetings.

➤ **Planning Dept. Presentation**

Niles Schore asks Mr. Stoll if it is necessary to read the findings of fact if they have not changed since last meeting.

➤ **Final Approval Deliberation**

Motion: Niles Schores motions to accept findings, conclusions and conditions of approval

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; Sean Winston; David Dow; Nichole Fecteau; Niles Schore

Opposed: None

Abstain: None

Motion: David Andreesen motions for conditional use of approval for the project.

Second: Niles Schore

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; Sean Winston; David Dow; Nichole Fecteau; Niles Schore

Opposed: None

Abstain: None

Motion: Nichole Fecteau motions to approve the site plan.

Second: Niles Schore

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; Sean Winston; David Dow; Nichole Fecteau; Niles Schore

Opposed: None

Abstain: None

Motion: John England motions for major subdivision approval.

Second: Sean Winston

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; Sean Winston; David Dow; Nichole Fecteau; Niles Schore

Opposed: None

Abstain: None

New Business

Information Items

Other

Public Comment

Adjournment

Motion: John England made a motion to adjourn

Second: Sean Winston

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; Sean Winston; David Dow; Nichole Fecteau; Niles Schore

Opposed: None

Abstain: None

Minutes prepared by Planning Tech James Bellissimo, for consideration at the Berwick Planning Board's December 1, 2016

Signed as Approved by the Board:
