



PLANNING BOARD MEETING MINUTES

Thursday December 3, 2015

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

Regular Board Members Present:

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

Regular Board Member(s) Absent:

None

Alternate Members Present:

Judy Burgess

Staff Members Present:

Joseph Rousselle, CEO; John Stoll, Town Planner

Public Comment

None Entered

Approval of Minutes

- November 19, 2015

Motion: Niles Schore made a motion to approve the minutes as written

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; Paul Boisvert; David Dow; Nichole Fecteau; Niles Schore

Opposed: None

Abstain: None

Public Hearing

- Conditional Use Application Proposed single family residential in RC/I District
 - 474 Portland Street Map R-71, Lot 7A – John Garafolo

Chair Andreesen opened the public hearing at approximately 6:33 pm.

John Garafolo explained his application and also explained that he would need a permit by rule from the Maine Department of Environmental Protection (MDEP) before proceeding. The MDEP permit is required due to an increase in impervious surfaces at the location.

John Stoll asked the Board to complete the public hearing and then vote when the applicant hears back from MDEP.

Mr. Schore suggested that the hearing be continued until a later date rather than tabled. Mr. Schore asked if there was anyone in the audience who wished to speak on this item. Nobody in attendance stated that they would like to speak on this item.

Motion: Mr. Schore made a motion to continue the public hearing until the applicant provides the Board with a new plan consistent with MDEP requirements

Second: Paul Boisvert

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; Paul Boisvert; David Dow; Nichole Fecteau; Niles Schore

Opposed: None

Abstain: None

Public Hearing Continued

- Conditional Use Application – Proposed Commercial Office
 - 46 Knox Lane Map U-6, Lot 25 – David Turcotte

Chair Andreesen opened the public hearing at 6:41 p.m.

Dustin Morrill of Line Pro Land Surveying represented the application. Mr. Morrill stated that his client is proposing a professional office at this location.

No public input was entered during this hearing

Chair Andreesen closed the public hearing at 6:42 p.m.

Old Business

- Conditional Use Application Proposed single family residential in RC/I District
 - 474 Portland Street Map R-71, Lot 7A – John Garafolo

This item was scratched from the agenda due to the applicant’s need for a MDEP permit.

- Conditional Use Application – Proposed Commercial Office
 - 46 Knox Lane Map U-6, Lot 25 – David Turcotte

Mr. Stoll stated that a site walk was held earlier that day. Mr. Stoll stated that his only concern with the application was that proper buffering would be provided between this use and abutting residential properties. This concern has been sufficiently addressed by the applicant and his willingness to install buffering.

Mr. Schore asked for Mr. Stoll’s suggestions on buffering. Mr. Stoll stated that he was satisfied with the applicant’s decision to provide landscaping along the Southern-Westerly border of the property. Mr. Schore suggested that a condition be included to require landscape buffering along the Southern-Westerly property boundary.

Judy Burgess noted that a new letter should be submitted from the Fire Department indicating that this use is a commercial office and not a storage and/or maintenance facility.

Chair Andreesen asked for a summary of the conditions of approval. Mr. Stoll stated that the conditions of approval would be that the SouthWesterly border of the lot will be landscaped to provide a buffer for the residential use at that location and that a new letter will be received from the Fire Department indicating the proper use for this application.

Motion: Mr. Schore made a motion to approve the application with the recommended conditions of approval.

Second: Ms. Fecteau

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; Paul Boisvert; David Dow; Nichole Fecteau; Niles Schore

Opposed: None

Abstain: None

Motion:

Second:

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; Paul Boisvert; David Dow; Nichole Fecteau; Niles Schore

Opposed: None

Abstain: None

New Business

- Workshop/Discussion – Proposed Conditional Use/Site Plan
 - 25 Sawmill Hill Road Tax Map U-1, Lot 14 – Mike Hennessey

This item was scratched from the agenda due as per applicant request.

Other/Non-Agenda Items

Judy Burgess was honored by the Planning Board for her 25 years of service to the Town of Berwick.

Ms. Burgess explained that she started working for the Planning Board in 1985 and then retired in 2010 and joined the Board as a member. Ms. Burgess wanted to note for the record that Paul Boisvert joined the Planning Board in July of 1974 and that she believed that he must be the longest serving Planning Board member in the State of Maine.

Mr. Stoll presented Ms. Burgess with a plaque and thanked her for her service.

Thank you Judy from all of us, enjoy your second retirement!!!!!!!

Public Comment

Adjournment

Chair Andreesen recused himself and recognized Paul Boisvert as acting Chair. Chair Boisvert recognized Judy Burgess as a voting member for this item.

Motion: Judy Burgess made a motion to adjourn

Second: Paul Boisvert

VOTED – 5-0 in favor

Motion Passed

In favor: Paul Boisvert; Judy Burgess; David Dow; Nichole Fecteau; Niles Schore

Opposed: None

Abstain: David Andreesen

The Board adjourned at approximately 7:30 p.m.

Minutes prepared by Town Planner John Stoll, for consideration at the Berwick Planning Board's January 6, 2016.

Signed as Approved by the Board:

David Andreesen, Chair

Date