



PLANNING BOARD MEETING MINUTES

Thursday April 16, 2015
Town Hall Meeting Room
6:30 p.m.

Call to Order

Chair Andreesen called the meeting to order at 6:30 p.m.

Pledge of Allegiance

Introduction of Board Members

Regular Board Members Present:

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

Regular Board Member(s) Absent:

None

Alternate Members Present:

None

Staff Members Present:

Joe Rousselle, Code Enforcement Officer; John Stoll, Town Planner

Public Comment

Approval of Minutes

- April 2, 2015

Motion: Mr. Boisvert made a motion to approve the minutes as written

Second: Mr. Schore

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Public Hearing

Old Business

- Proposed Minor Subdivision – R-58, Lot 3 –**Decision Letter Approval**
 - Ronald Coughlin represented by Kimball Survey & Design, Inc.

Mr. Boisvert asked Mr. Stoll to explain why certain standards were expanded upon and others were not in this decision letter. Mr. Stoll stated that local standards often duplicate state standards so there was no need to write the same thing twice. Mr. Schore asked Mr. Stoll to include a foot note on the next letter to clarify why this was written the way it was.

Motion: Mr. Schore made a motion to approve the letter as amended

Second: Ms. Fecteau

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

New Business

- Workshop-Nicholas Curtis Map R-41; 15-1
 - Proposed Plan Amendment

Mr. Stoll explained the background on this subdivision: Mr. Curtis has an issue with the setback on a right of way that is preventing him from getting title insurance. Mr. Curtis would like to remove the right of way in order to make the lot compliant. Mr. Stoll explained that the applicant would be required to merge the two lots if the right of way was removed.

Mr. Boisvert noted that the submitted plan from the surveyor listed the Town as Acton rather than Berwick and that this would need to be corrected prior to another meeting.

Chair Andreesen noted that it would be difficult to subdivide the lot again in the future.

Mr. Stoll recommended that the Board provide any additional guidance to the applicant and then advise him to bring in a new plan for a plan amendment removing the right of way.

Other/Non-Agenda Items

Public Comment

Adjournment

Motion: Mr. Schore

Second: Ms. Fecteau

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

The Board adjourned at approximately 6:50 pm.

Minutes prepared by Town Planner John Stoll, for consideration at the Berwick Planning Board's May 7, 2015 meeting

Signed as Approved by the Board:

Dave Andreesen, Chair

Date