



# PLANNING BOARD MEETING MINUTES

Thursday February 6, 2020  
Town Hall Meeting Room  
6:30 p.m.

## Call to Order

## Pledge of Allegiance

## Introduction of Board Members

*Dave Andreesen; Nichole Fecteau; Sean Winston; Michael LaRue*

### ***Regular Member Absent:***

*Frank Underwood*

### ***Alternate Member Present:***

*David Ross-Lyons (voting member)*

### ***Alternate Member Absent:***

### ***Staff Members Present:***

*James Bellissimo, Planner*

## Public Comment

Priscilla Dube of 21 Rochester Street spoke as an abutter to Dana Cotton of 20 Rochester Street. Ms. Dube voiced her concern about privacy if Mr. Cotton's property is changed from R1 to C/I and Village Overlay District.

Dana Cotton of 20 Rochester Street said he is not planning on doing anything with the property other than the request to rezone.

## Approval of Minutes

1. January 16, 2020

**Motion:** Michael LaRue motioned to approve the minutes as presented.

**Second:** David Ross-Lyons

**VOTED – 3-0-2 in favor**

**Motion Passed**

In favor: Dave Andreesen; Michael LaRue; David Ross-Lyons

Opposed: None

Abstain: Nichole Fecteau; Sean Winston

### **Public Hearing**

2. Rezoning Request. 20 Rochester Street (U4-87) from R1 to C/I and Village Overlay District. Dana Cotton.

Patty Moade of 21 Sullivan Street asked about a limit to the boundary of the Village Overlay District.

### **Old Business**

2. Rezoning Request. 20 Rochester Street (U4-87) from R1 to C/I and Village Overlay District. Dana Cotton.

James Bellissimo said that there is a sliver of property of 20 Rochester Street that is already in the Village Overlay District and C/I Zone. Mr. Bellissimo said when the time comes for additions on 20 Rochester Street, it would come before the Board and that would be the time to address privacy concerns and screening.

Dave Andreesen said the Board should look into a limit for expansion of the Village Overlay District.

**Motion:** Nichole Fecteau motioned to forward the request to the Board of Selectmen.

**Second:** David Ross-Lyons

Nichole Fecteau said the request will be voted on in June.

**VOTED – 5-0 in favor**

**Motion Passed**

In favor: Dave Andreesen; Michael LaRue; David Ross-Lyons; Nichole Fecteau; Sean Winston

Opposed: None

Abstain: None

3. Conditional Use Application. Adult Use Marijuana Storefront & Adult Use Marijuana Production Facility. 569 Portland Street (R72 9-1) RC/I Zone. Straight Fire Farms.

James Bellissimo said since the last meeting, the applicant has submitted an odor control plan, a revised site plan and revised narrative. The odor control plan includes a negative air machine and carbon filtration. Mr. Bellissimo continued to read his memo to the Board.

Paul Blanc from MJS Engineering introduced himself. Mr. Blanc said the septic system will be done before a Certificate of Occupancy is granted.

Nichole Fecteau requested to see the design on the rain garden.

**Motion:** Nichole Fecteau motioned to find the application complete.

**Second:** Sean Winston

**VOTED – 5-0 in favor**

**Motion Passed**

In favor: Dave Andreesen; Sean Winston; Michael LaRue; Nichole Fecteau; David Ross-Lyons

Opposed: None

Abstain: None

*A Site Walk & Public Hearing was set for February 20<sup>th</sup>*

4. Review and Approval of Findings of Fact. Tricann Alternatives. Adult Use Marijuana. 513 Portland Street (RC/I Zone).

**Motion:** David Ross-Lyons motioned to approve the Findings of Fact.

**Second:** Michael LaRue

**VOTED – 4-0-1 in favor**

**Motion Passed**

In favor: Dave Andreesen; Sean Winston; Michael LaRue; David Ross-Lyons

Opposed: None

Abstain: Nichole Fecteau

### **New Business**

5. Conditional Use Application. Adult Use Marijuana Storefront. 60 Route 236 (R-57 55) RC/I Zone. Silver Therapeutics.

James Bellissimo read part of Lee Jay Feldman's memo. Mr. Feldman did the initial review and requested supplemental information. The applicants have since submitted the requested supplemental information.

Josh Silver of Silver Therapeutics introduced himself. Mr. Silver said he has two business partners in Maine, one who lived in Berwick, and two existing stores in Massachusetts.

Chris Smith of Saratoga Associates introduced himself as the engineer of the project. Mr. Smith said pervious pavement will replace some packed gravel, drainage ditches will also be installed. Fencing will be installed to block headlights.

Nichole Fecteau asked to see the external design of the building with lighting on it.

Dave Andreesen asked about lighting and signage. Silver Therapeutics has an existing sign that will be shared for the next Planning Board meeting.

**Motion:** Nichole Fecteau motioned to find the application complete.

**Second:** Sean Winston

**VOTED – 5-0 in favor**

**Motion Passed**

In favor: Dave Andreesen; Sean Winston; Michael LaRue; Nichole Fecteau; David Ross-Lyons

Opposed: None

Abstain: None

*A Site Walk & Public Hearing was set for March 5<sup>th</sup> at 5PM.*

## **Land Use Ordinance Amendments**

### **6. Land Use Ordinance Amendments**

James Bellissimo read though the proposed amendments.

On Accessory Dwelling Unit, Nichole Fecteau said the old standards looked simpler but agreed on changing the name.

On the subject of allowing more houses on private roads, Nichole Fecteau asked what happens when the road degrades. Ms. Fecteau said the R3 would be further developed, which is what the Board does not want to do. The Board agreed to table the discussion.

There was a discussion about allowing three and four family residences like two-family, which are permitted through the Code Enforcement Officer. Mr. Bellissimo said three-family dwellings are considered Subdivisions. Andrea Burns of 55 School Street said she is looking to add a third dwelling unit to her lot and she feels the existing process has many components that are non-applicable.

**Public Comment**

Jody Rodgers of 420 Portland Street asked about the standard in Marijuana 8.25 which specifics existing structures.

**Informational Items**

**Adjournment**

**Motion:** David Ross-Lyons

**Second:** Sean Winston

**VOTED – 5-0 in favor**

**Motion Passed**

In favor: Dave Andreesen; Sean Winston; Michael LaRue; David Ross-Lyons; Nichole Fecteau

Opposed: None

Abstain: None

Minutes prepared by Berwick Planner James Bellissimo, for consideration at the next Berwick Planning Board meeting.

Signed as Approved by the Board:

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