

Public Hearing (Before Planning Board Meeting)

*Public Hearing on DEP Permit. Blackberry Hill Retirement Village. Black Dog Realty.
The Public Hearing happened before the Berwick Planning Board meeting and will be available
on BCTV at www.berwickmaine.org or the BCTV YouTube page.*



PLANNING BOARD MEETING MINUTES

Thursday June 20, 2019
Town Hall Meeting Room
6:54 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

David Andreesen; Niles Schore; Nichole Fecteau; Sean Winston

Regular Member Absent:

Paul Boisvert

Alternate Members Present:

Alternate Members Absent:

Michael LaRue

Staff Members Present:

*Lee Jay Feldman, Town Planner; Dan Vincent, Code Enforcement Officer; James
Bellissimo, Planner*

Public Comment

Shawn Goodwin of 65 Sullivan Street said he attended the Select Board meeting to get additional information on the proposed municipal parking lot. Mr. Goodwin said Mr. Andreesen's letter was not shared with the entire Select Board. Mr. Goodwin said their attorney said it is an enforcement issue and requested to the Board that the CEO have the parking lot shut down. Mr. Andreesen said the Town is in violation of the Berwick Land Use Ordinance. Niles Schore asked if there is a provision in the Ordinance that would prevent the Town coming before the Board if the Town is in violation of the Land Use Ordinance.

Dan Vincent said the Zoning Ordinance is for the general welfare of the community. Mr. Vincent said what he takes under consideration is that this is an issue that will be resolved and there are accessibility issues with the other parking area

James Bellissimo said the survey is underway and fence will be put up as soon as the survey is completed. Mr. Bellissimo said the plan could be completed in July.

Sean Winston said the lot wasn't in existence when his children played baseball and the parking situation was fine.

Approval of Minutes

1. June 6, 2019

Motion: Nichole Fecteau motioned to approve the minutes as amended.

Second: Niles Schore

VOTED – 3-0 in favor

Motion Passed

In favor: Dave Andreesen; Niles Schore; Sean Winston

Opposed: None

Abstain: Nichole Fecteau

Old Business

2. Subdivision Amendment. Blackberry Hill Road (R56 3-2). Black Dog Realty.
Public Hearing to be set for July 18, 2019.

3. Conditional Use Application. Medical Marijuana Production Facility. 398 School Street, R3 Zone with frontage on Route 9. David Springer.

Lee Jay Feldman read the Findings of Fact regarding lighting issues. The lighting standard was read line by line and the Board's interpretation of each line was also read.

Motion: Nichole Fecteau motioned to approve the Findings of Fact as amended.

Second: Niles Schore

VOTED – 4-0 in favor

Motion Passed

In favor: Dave Andreesen; Nichole Fecteau; Niles Schore; Sean Winston

Opposed: None

Abstain: None

Motion: Nichole Fecteau motioned to approve the Conditions of Approval.

Second: Sean Winston

VOTED – 4-0 in favor

Motion Passed

In favor: Dave Andreesen; Nichole Fecteau; Niles Schore; Sean Winston

Opposed: None

Abstain: None

Motion: Dave Andreesen motioned to approve the application.

Second: Nichole Fecteau

VOTED – 4-0 in favor

Motion Passed

In favor: Dave Andreesen; Nichole Fecteau; Niles Schore; Sean Winston

Opposed: None

Abstain: None

4. Conditional Use Application. 115 School Street (U3 42). R1 Zone with frontage on Route 9. William Dame.

Lee Jay Feldman read his updated memo to the Board. Mr. Feldman explained the front parking area is in the Maine DOT right of way. Ryan McCarthy of Tidewater explained the changes to the plan. The fence will be extended on one side of the property, which is recognized to be partially on the abutter's property. The applicant will try to get a notarized statement from the abutter confirming this is ok. A new fence will be installed on the other side of the property. Mr. McCarthy explained the Low Impact Design considerations for the site. The proposed garage will mimic the existing Ranch style homes in the neighborhood.

Public Hearing set for 6:30PM on July 18th

Information Items

Niles Schore recommended a statement from the Town Attorney on the Blackberry Hill project.

Congratulations to Noah for being elected to the Select Board and Mike and Melinda for their beautiful baby girl! Paul, we hope you are feeling better.

Public Comment

Adjournment

Motion: Sean Winston

Second: Nichole Fecteau

VOTED – 4-0 in favor

Motion Passed

In favor: Dave Andreesen; Nichole Fecteau; Niles Schore; Sean Winston

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:
