



BOARD OF APPEALS MEETING MINUTES

Wednesday November 1 2017

Town Hall Meeting Room

6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

Regular Board Members Present:

Ron Vigue; Diane Morrill; Ken Poirier

Regular Board Member(s) Absent:

Russell Gagner; John Campbell

Alternate Members Present:

Pat Boisvert (voting member)

Staff Members Present:

Joseph Rousselle, Code Enforcement Officer

Approval of Minutes

- July 26, 2017

Motion: Diane Morrill motioned to accept the minutes as presented.

Second: Ken Poirier

VOTED – 3-0

Motion Passed

In Favor: Ron Vigue; Diane Morrill; Ken Poirier

Opposed: None

Abstain: Pat Boisvert

Public Hearing

- Applicant Paul Kennedy requests a variance on a nonconforming lot. School Street (R-54, Lot 4) Mini-Storage– PK Storage LLC

Neil Rapoza from Civil Consultants stated he represents Paul Kennedy and PK Storage. Mr. Rapoza said that the parcel had various uses over the years. Mr. Rapoza said there were a combination of lots in common ownership before zoning. Mr. Rapoza stated that the parcel has gone through Planning Board approval for a storage lot. A new plan was submitted to the Planning Board for storage buildings. Mr. Rapoza stated they are requesting a variance on the frontage, a total of 2.5’.

Jos Rousselle, Code Enforcement Officer confirmed there was a previous use on the parcel. Mr. Rousselle explained the history of property owners. Mr. Rousselle explained the parcel went through the Planning Board for outside storage and afterward the parcel was sold to Paul Kennedy. Mr. Rousselle stated when the deeds came back, the frontage added up to 297.5 feet and the Planning Board requested Mr. Kennedy go to the Zoning Board for a variance because of the lack of frontage.

Pat Boisvert and Ron Vigue asked to confirm the shortage was for both frontage and width, Neil Rapoza confirmed yes.

Old Business

- Applicant Paul Kennedy requests a variance on a nonconforming lot. School Street (R-54, Lot 4) Mini-Storage– PK Storage LLC

Motion: Ken Poirier made a motion to take a vote to grant the 2.5’ variance for frontage and width.

Second: Diane Morrill

**VOTED – 4-0
Motion Passed**

In Favor: Ron Vigue; Diane Morrill; Ken Poirier; Pat Boisvert

Opposed: None

Abstain: None

Adjournment

Motion: Ken Poirier made a motion to adjourn the meeting

Second: Diane Morrill

**VOTED – 4-0
Motion Passed**

In Favor: Ron Vigue; Pat Boisvert; Diane Morrill; Ken Poirier

Opposed: None

Minutes prepared by Town Planning Technician James Bellissimo, for consideration at the Berwick Board of Appeals next meeting

Signed as Approved by the Board

Russell Gagner, Chair

Date