



PLANNING BOARD MEETING MINUTES

Thursday March 1, 2018
Town Hall Meeting Room
6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

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

Regular Board Member(s) Absent:

Niles Schore

Alternate Members Present:

Sean Winston (voting member), Michael LaRue

Alternate Member Absent:

Staff Members Present:

Lee Feldman, Town Planner; James Bellissimo, Planning Technician

Public Comment

Approval of Minutes

1. February 15, 2018

Paul Boisvert pointed out the name Aleva was misspelled.

Motion: Paul Boisvert motioned to approve as amended.

Second: David Dow

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; Paul Boisvert; Nichole Fecteau; David Dow; Sean Winston

Opposed: None

Abstain: None

Public Hearing

2. Conditional Use Application. Residential & Holistic Healing Center – Service Business. Professional Office. Recreation Facility (Yoga) Medical Office (Family Whole Health Appointments). Mistee Boyd. 8 Wilson Street (U4, 140-1)

No comments were made.

3. Conditional Use Application: Medical Marijuana Production Facility. Paper Birch Property LLC. (R70-12-1) 357 Portland Street.

Geoff Aleva stated that this is the first Medical Marijuana Facility that has gone in front of the Berwick Planning Board and also noted it is not the first Marijuana Facility in Berwick. The building construction will be phased.

Mr. Aleva stated the odor control plan has a maintenance plan, and provides the Code Enforcement Officer an avenue to address odor concerns.

Susan Morse of Jordan Street asked how many plants are expected to be growing at the facility. Ms. Morse said her concern is the size of the facility.

4. Village Overlay District Proposed Expansion

No comments were made.

5. Amendments to the Land Use Ordinance

Dave Andreesen summarized the proposed Land Use Ordinance amendments.

Old Business

2. Conditional Use Application. Residential & Holistic Healing Center – Service Business. Professional Office. Recreation Facility (Yoga) Medical Office (Family Whole Health Appointments). Mistee Boyd. 8 Wilson Street (U4, 140-1).

Lee Feldman said he will develop the Findings of Fact for the next Planning Board meeting.

Motion: Nichole Fecteau motioned to approve the Conditional Use Application for 8 Wilson Street.

Second: Paul Boisvert

Paul Boisvert requested to add conditions to the motion. *Nichole Fecteau withdrew her motion.*

Motion: Paul Boisvert motioned to approve the Conditional Use Application for 8 Wilson Street with the condition the Planning Board can amend the Conditions of Approval and Findings of Fact.

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; Paul Boisvert; Nichole Fecteau; David Dow; Sean Winston

Opposed: None

Abstain: None

- 3.** Conditional Use Application: Medical Marijuana Production Facility. Paper Birch Property LLC. (R70-12-1) 357 Portland Street.

Paul Boisvert asked about screening. Geoff Aleva said the building will fit into the landscape well. Paul Boisvert said he would like to see screening for the building as needed. Sean Winston stated the building will look like a barn. Lee Feldman added that there could be 6-8 scattered trees on the western side, and a few trees on the front, so when they grow in it looks natural. Mr. Aleva said he did not have a problem with the screening at the front of the building.

- 4.** Village Overlay District Proposed Expansion

Motion: Paul Boisvert motioned to recommend the Board of Selectmen the proposed Village Overlay District Expansion.

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; Paul Boisvert; Nichole Fecteau; David Dow; Sean Winston

Opposed: None

Abstain: None

- 5.** Amendments to the Land Use Ordinance & Subdivision Regulations

James Bellissimo explained some of the Land Use Ordinance amendments.

Motion: Dave Andreesen motioned to recommend the Land Use Ordinance changes to the Board of Selectmen.

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; Paul Boisvert; Nichole Fecteau; David Dow; Sean Winston

Opposed: None

Abstain: None

New Business

Information Items

Dave Andreesen said nothing for redevelopment at Prime Tanning has come before the Planning Board. Sean Winston encouraged the public to come to the Berwick Planning Board meetings to speak during Public Comment period.

Public Comment

Susan Morse said the Marijuana Facility in York had complaints of headlights coming in at all hours.

Allison Gallant asked if the Planning Board is considering adding the South side of School Street to the Village Overlay District.

Adjournment

Motion: Sean Winston

Second: Michael LaRue

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; Paul Boisvert; Nichole Fecteau; David Dow; Sean Winston

Opposed: None

Abstain: None

Minutes prepared by Town Planning Technician James Bellissimo, for consideration at the Berwick Planning Board's March 15, 2018 meeting.

Signed as Approved by the Board:
