



**BERWICK PLANNING BOARD
MINUTES
February 16, 2012**

PRESENT: Peter Perri, Judy Burgess, Kerry Ashburn, Paul Boisvert, Ron Morrell, Jim Webster (CEO), Joan Michaud (Planning Coordinator)

The meeting was called to order at 6:30 p.m.

NEW BUSINESS

- Dawn Sandler / 71 Sullivan Street (Map U-3, Lot 11) : Assisted Living Facility

Vicky Weare, speaking on behalf of Dawn Sandler, informed the Board that Dawn was interested in purchasing the property currently being called 'The Sober Home' located at 71 Sullivan Street and opening an affordable assisted living facility for 35-40 residents.

The building has deferred maintenance, but the back section of the building would be utilized initially and the rest of the building later after renovations could be done. The facility would be licensed and governed by the State Department of Human Services, a CNA would be on staff 24/7 and the property has ample parking for this use.

There was discussion by the Board on what ordinance an Assisted Living Facility would fall under. It was determined that the closest fit in Berwick's LUO would be 'Congregate Housing.' Peter Perri suggested that a specific Assisted Living / Residential Care Facility Ordinance definition be drafted for consideration to be voted on in June by the town.

- Brad Dudley / 503 Portland Street (Map 72, Lot 18) : Coffee Drive Through

Brad Dudley addressed the Board on his intent to have a coffee drive through business at the former Jitters location. He plans to lease the property and along with coffee, would offer donuts, pastries and breakfast sandwiches. Brad handed out revised site plans which showed the entrance and exit, traffic flow, six parking spaces and picnic tables.

A Public Hearing will be scheduled for March 1st at 6:30 p.m.

APPROVAL OF MINUTES

- Minutes – February 2, 2012: Approved

OTHER

- Residential Growth Provision

Judy Burgess wanted to address the Board on a comment that was made at a School Board meeting regarding Berwick's Growth Policy. She wished to state on record that a citizen's committee was formed and had worked for two years on residential growth. Section 6.3.1 Residential Growth Provision was incorporated into the Land Use Ordinance in May 2004. The committee's intent was to grow from the center of town where sewer and water lines exist and leaving severer growth provisions in the R3 district.

- Disorderly Houses Ordinance

Joan supplied a copy of an email from a concerned resident regarding a Disorderly House ordinance that had been adopted in South Portland and Biddeford and her desire to have a similar ordinance adopted in Berwick. The landlords are held accountable for who they rent to by requiring them to do background checks, keeping their properties clean and in livable condition and if there are more than three police calls within a 30 day period, than the owner pays a fine. It has the potential to cut down the number of times that the police are called to a rental property. The Board reviewed and felt it was an ordinance that should be initiated by the Selectmen.

COMMENTS / NON-AGENDA ITEMS

- Community Center

Kerry shared with the Board that she is on the committee involved in developing the Community Center which was formerly the Doran School. Subcommittees were established and plans, along with fund raising activities, are moving forward for the Center.

Meeting adjourned at 7: 34 p.m.



Kerry Ashburn, Chair