



## BERWICK PLANNING BOARD

### MINUTES

March 15, 2012

**PRESENT:** Kerry Ashburn, Peter Perri, Judy Burgess, Paul Boisvert, Ron Morrell and Jim Webster (CEO)

Meeting was called to order by Chairman Kerry Ashburn.

Jodie Arkwell and Donna Bolstridge asked to speak about a parcel on School Street. They raised some questions about the placement of a new structure regarding the setbacks. Judy Burgess stated that she did not want to comment on something that there was no information for the Board to review.

#### **PUBLIC HEARING:**

- Town of Berwick, 20 Wilson Street (Map U-4, Lot 142) : Reallocation of building from school to municipal use

Kerry Ashburn recused herself due to her position on the Committee for the Community Center that may be located in the Municipal Building. Peter Perri, Vice Chairman took over to run the hearing.

Town Manager Keith Trefethen presented for the Town explaining that this CU should have been obtained when the Police Department occupied the building but was not. This CU would designate this building for a municipal use rather than a school.

Members reviewed the parking plan presented and some density calculations done by Town Engineer Jon St. Pierre. Peter Perri stated he did not agree with Jon's calculations and referenced a plan for the Bateman project (Old School) he had.

Resident Oscar Stone stated that he disagreed with the density calculations and felt there was not enough room for parking given the other use (apartments) on the property. He also questioned the application referencing the Community Center.

A site visit was set for Thursday March 22<sup>nd</sup> at 6 pm. The Public Hearing was held open for the next meeting April 5<sup>th</sup>.

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

Brad Dudley presented his proposal to reopen the coffee takeout. He stated that he would be adding some food (pastries, etc.). Question was asked regarding the well and septic. Brad stated the he has information that there is onsite septic and well. A site visit was set for March 22<sup>nd</sup> at 7 pm. No abutters were present.

- Rita Ricker, 405 Portland Street (Map R-70, Lot 14-B) : Take-out Food Stand

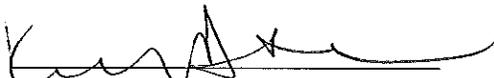
Rita Ricker presented her proposal for a Take Out on the same site as a Landscaping Sales on Portland Street owned by Jamie Ricker. She stated they would like to open 7 days per week from 11:00 a.m. to 9 p.m. Members discussed issues of a State License and placement of the unit as well as parking and access. Site visit was set for March 22<sup>nd</sup> at 7:15 pm.

### **APPROVAL OF MINUTES**

- Minutes – February 16, 2012: Approved

### **OTHER**

Leon Blood addressed the Board regarding a subdivision on Route 236 that was approved in 2006 and was never developed. He asked if the plan was still valid and if not what would he have to do to bring it back to the Board. He was advised to see Jon St. Pierre, Town Engineer, to see if anything would have to be updated on his plan, considering there have been some changes to the Subdivision Regulations since that time.

  
Kerry Ashburn, Chair