



# PLANNING BOARD MEETING MINUTES

Thursday July 17, 2014  
Town Hall Meeting Room  
6:30 p.m.

## Call to Order

## Pledge of Allegiance

## Introduction of Board Members

### ***Regular Board Members Present:***

*John Higgins; Niles Schore; Judy Burgess; Paul Boisvert; David Dow*

### ***Regular Board Member(s) Absent:***

*None*

### ***Alternate Members Present:***

*None*

### ***Alternate Members Absent:***

*None*

### ***Staff Members Present:***

Joe Rousselle, Code Enforcement Officer; John Stoll, Town Planner

## Approval of Minutes

- June 19, 2014

Mr. Schore made a motion to accept the minutes as written; Mr. Boisvert seconded:

**VOTED – 5-0 in favor**

### **Motion Passed**

In favor: John Higgins; Paul Boisvert; Judy Burgess; Niles Schore; David Dow

Opposed: None

Abstain: None

Absent: None

### **New Business**

- **Proposed 7 lot Major Subdivision Preliminary Application– Wedgewood Commons, LLC**
  - **(Map U-3, Lot 9) Sullivan Street & Logan Street**

John Hutchins of Corner Post Land Surveying presented the application to the Planning Board. Mr. Hutchins stated that they had taken the peer review comments from Civil Consultants and made the appropriate changes; summarizing those on a submitted document.

Chair Higgins asked if the existing walking path could be re-established as a public trail. Mr. Hutchins stated that he had not, but would approach the owners about this.

Mr. Boisvert stated that the walking path was very important for tying the various Town-owned parcels together for pedestrian access.

Chair Higgins asked the Town Planner if the application was complete. Mr. Stoll stated that he believed the application was complete, and that all relevant Town Departments had been given a chance to review the application.

Ms. Burgess asked if the existing home would be sold as a part of the proposed subdivision. Mr. Hutchins stated that he did not think the house was for sale.

Chair Higgins asked about the Logan Street right of way size, and stated that if the current lot boundaries are approved with the plan that this would establish the Southern right of way line for Logan Street. Joe Rousselle stated that CMP would have easements if the right of way was not large enough to accommodate their utility boxes.

Ms. Burgess stated that prior to final plan approval the applicant would be required to submit a letter stating that the Berwick Sewer District was comfortable with this plan.

Mr. Boisvert pointed out that the abutting lot owned by the Town of Berwick did not have the correct address listed, and that this would need to be corrected.

Ms. Burgess asked who would own the “open space” shown on the plan. Mr. Hutchins stated that this would be common space.

Mr. Schore asked the applicant to provide confirmation to the Planning Department that the existing home is not on the National Historic Register.

Mr. Schore asked the applicant to provide a calculation of disturbed land and impervious surface accumulation to the Planning Department to verify that Stormwater management would not be triggered by this application.

A public hearing was scheduled for August 7, 2014 at 6:30 p.m.

A site walk was scheduled for August 7, 2014 at 6:00 p.m.

- **Subdivision Amendment-Richard Desmarais**
  - **(Map R-44, Lot 21) Haflinger Lane off of Old Pine Hill Rd.**

Richard Desmarais spoke on behalf of his subdivision amendment application. Mr. Desmarais explained that he would like to remove the existing lot 5 from his approved subdivision plan.

Ms. Burgess stated that it would be necessary for the applicant to submit a letter from the Berwick Sewer District verifying that they were comfortable with the proposed amendment.

Mr. Rousselle asked the applicant if the cul-de-sac would be completed. Mr. Desmarais stated that the cul-de-sac would be completed.

Mr. Desmarais asked if the excluded lot could be sold as one or two pieces.

Chair Higgins stated that Coffin Brook would create a 75 foot buffer, and whoever decided to develop that lot would have to go through Maine DEP.

Mr. Boisvert asked if lot 5 was removed from the plan would it become unbuildable due to the lot having no frontage.

Chair Higgins asked that the Northern border of the shown right of way on the plan be made a solid line to indicate that lot 5 would have frontage.

Chair Higgins asked about a public hearing for this application. Mr. Boisvert stated that he didn't think a public hearing would be necessary. Ms. Burgess asked Mr. Stoll what the subdivision regulations said about amendments to approved plans. Mr. Stoll read from the subdivision regulations that in this case the procedure for final plan would be followed (meaning no public hearing was necessary).

- **Sketch/Prelim Discussion – Bill Green**
  - **(Map U-1, Lot 14) 25 Saw Mill Hill Rd.**

Tony Fallon of Tony Fallon architecture addressed the Board. Mr. Fallon explained that their idea would be to use the existing church building as a function hall and to open a bed & breakfast within the existing former rectory building.

Ms. Burgess stated that hotels, motels, and inns were required to be located on major highways within the R-1 District. A bed & breakfast is a conditional use but is limited to 5 bedrooms.

## **Other**

## **Public Comment**

## **Adjournment**

Chair Higgins made a motion to adjourn; Ms. Burgess seconded:

**VOTED – 5-0 in favor**

**Motion Passed**

In favor: John Higgins; Paul Boisvert; Judy Burgess; Niles Schore; David Dow

Opposed: None

Abstain: None

Absent: None

The Board adjourned at approximately 8:20 p.m.

Minutes prepared by Town Planner John Stoll, for consideration at the Berwick Planning Board's August 7, 2014 meeting

Signed as Approved by the Board:

\_\_\_\_\_  
John Higgins

\_\_\_\_\_  
Date