



# PLANNING BOARD MEETING MINUTES

Thursday August 21, 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; Paul Boisvert; David Dow*

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

*Judy Burgess*

### *Alternate Members Present:*

*Dave Andreesen*

### *Alternate Members Absent:*

*None*

### *Staff Members Present:*

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

Chair Higgins made Dave Andreesen a voting member for this evening's meeting

## Approval of Minutes

- August 7, 2014

Mr. Boisvert asked Mr. Stoll to include notes from the site walk that was held on August 7, 2014 to the minutes.

Mr. Schore made a motion to accept the minutes as amended, on a second from Mr. Boisvert:

**VOTED – 5-0 in favor**

**Motion Passed**

In favor: John Higgins; Paul Boisvert; Niles Schore; David Dow; Dave Andreesen

Opposed: None

Abstain: None

Absent: Judy Burgess

### **Public Hearing**

- Conditional Use Application – Bottle Redemption Center
  - (Map R-54, Lot 15-2) 9 Commercial Drive – Daniel & David Mitchell

Chair Higgins opened the public hearing at 6:33 p.m.

No Public Comment Entered at this time.

Mr. Boisvert asked the applicant about occupants of the additional bays in the building. Mr. Mitchell stated that he did not know who would be using the open bay.

Chair Higgins closed the public hearing at 6:35 p.m.

### **Old Business**

- Conditional Use Application – Bottle Redemption Center
  - (Map R-54, Lot 15-2) 9 Commercial Drive – Daniel & David Mitchell – **Final Action**

Chair Higgins asked Mr. Stoll to read the Findings of Fact and Conclusions of Law into the record at this time.

Mr. Schore asked that the Finding for parking be amended to state that 9 parking spaces were shown.

Mr. Andreesen made a motion to approve the Conditional Use for a Bottle Redemption Center with Findings of Fact & Conclusions of Law; Mr. Schore seconded:

**VOTED – 5-0 in favor**

**Motion Passed**

In favor: John Higgins; Paul Boisvert; Niles Schore; David Dow; Dave Andreesen

Opposed: None

Abstain: None

Absent: Judy Burgess

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

John Hutchins of Corner Post Land Surveying represented the application before the Board.

Chair Higgins stated that the 40 foot Right-of-Way shown on the plan should be removed since nobody knows exactly where the right-of-way extends.

Mr. Boisvert asked if the applicant had contacted the Berwick Historical Society as requested in a previous meeting. Mr. Hutchins stated that he had not contacted the Berwick Historical Society. Mr. Hutchins noted that an email has been submitted from the Maine Historical Society.

Peter Cook introduced himself as a member of the Preservation & Heritage Committee and addressed the Planning Board. Mr. Cook listed concerns from the Preservation & Heritage Committee regarding historic trees and the placement of new homes in relation to the existing house. Mr. Cook stated that research is being conducted on historic burial sites that could be located on the lot. Mr. Cook asked for a six week stay of proceedings in order for a discussion to take place with the current owners regarding important historical facts that relate to the property.

Chair Higgins asked if there was evidence to support burial plots potentially on the property.

Pat Boisvert stated that there was evidence that burial plots were on the lot at one time.

Mr. Stoll advised the Board that the time limit for action on this plan was approaching and that they should act on the plan this evening.

Mr. Schore stated that he felt that the Board should act on the preliminary application and to ask the Heritage Committee and the owners to meet within the next two weeks prior to the September 4, 2014 meeting.

Mark Patterson of Patco construction addressed the Board. Mr. Patterson stated that if they find something while digging they will stop and verify what they've found. Mr. Patterson stated that he didn't think that any building would begin right away, and there would be some time to investigate prior to a home being built. Mr. Patterson said that he would speak with the owners about working with the Historical Society.

Mr. Andreesen thanked the Preservation & Heritage Committee for presenting this evening.

Beth O'Connor stated that she was an abutting property owner. Ms. O'Connor noted some Stormwater drainage concerns on a portion of the lot. Mr. Patterson explained how the lots would drain into existing wetlands.

Mr. Schore made a motion to approve the preliminary plan with the established conditions; Mr. Andreesen seconded the motion:

**VOTED – 5-0 in favor**

**Motion Passed**

In favor: John Higgins; Paul Boisvert; Niles Schore; David Dow; Dave Andreesen

Opposed: None

Abstain: None

Absent: Judy Burgess

**New Business**

- Conditional Use Amendment – Subway Restaurant
  - (Map U-4, Lot 2) 10 Sullivan Street – Maine Subs

Michael Johnson introduced himself as the owner of Subway. Mr. Johnson stated that the restaurant is requesting a change in hours of operation to open at 7 a.m. rather than the 10 a.m. that was previously approved.

Chair Higgins made a motion to accept the amendment to change the hours of operation; Mr. Boisvert seconded:

**VOTED – 5-0 in favor**

**Motion Passed**

In favor: John Higgins; Paul Boisvert; Niles Schore; David Dow; Dave Andreesen

Opposed: None

Abstain: None

Absent: Judy Burgess

- Conditional Use Amendment – Add additional storage building
  - Old Route 4 Storage, LLC-565 Portland Street

Harvey Paul addressed the Board. Mr. Paul explained to the Board that he would like to add an additional storage building to his lot that would be within all required setbacks.

Mr. Boisvert made a motion to accept the amendment for an additional storage unit; Mr. Andreesen seconded the motion:

**VOTED – 5-0 in favor**

**Motion Passed**

In favor: John Higgins; Paul Boisvert; Niles Schore; David Dow; Dave Andreesen

Opposed: None

Abstain: None

Absent: Judy Burgess

## **Other**

A Planning Board workshop to discuss proposed land use ordinance and subdivision regulations was scheduled for August 28, 2014 at 3:00 p.m.

Chair Higgins made a motion that the Planning Board ask the Board of Selectmen to acknowledge the generous gift by the Goodrich family of the right-of-way for a trail from the former Estabrook School to Sullivan Street; Mr. Boisvert seconded the motion:

**VOTED – 5-0 in favor**

**Motion Passed**

In favor: John Higgins; Paul Boisvert; Niles Schore; David Dow; Dave Andreesen

Opposed: None

Abstain: None

Absent: Judy Burgess

Public Comment

Adjournment

Chair Higgins made a motion to adjourn; on a second from Mr. Schore:

**VOTED – 5-0 in favor**

**Motion Passed**

In favor: John Higgins; Paul Boisvert; Niles Schore; David Dow; Dave Andreesen

Opposed: None

Abstain: None

Absent: Judy Burgess