



# PLANNING BOARD MEETING MINUTES

Thursday November 5, 2015

Town Hall Meeting Room

6:30 p.m.

## Call to Order

Chair David Andreesen called the meeting to order

## Pledge of Allegiance

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

*David Andreesen; Paul Boisvert; David Dow; Nichole Fecteau; Niles Schore;*

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

*None*

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

*Judy Burgess; John England*

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

Joseph Rousselle, CEO; John Stoll, Town Planner

## Introduction of Board Members

## Public Comment

## Approval of Minutes

- October 15, 2015

**Motion:** Nichole Fecteau made a motion to approve the minutes as written

**Second:** Niles Schore

**VOTED – 5-0 in favor**

**Motion Passed**

**In favor:** David Andreesen; Paul Boisvert; David Dow; Nichole Fecteau; Niles Schore

**Opposed:** None

**Abstain:** None

**Public Hearing**

- None Scheduled

**Old Business**

- None Scheduled

**New Business**

- Planning Board 2016 Ordinance Work Plan Discussion

The Planning Board discussed their ideas with Town Staff for proposed land use ordinance changes at the annual Town Meeting.

A recent charrette that was conducted by Seacoast Workforce Housing brought up questions about the feasibility of precluding residential uses from the first floor under the Village Overlay. Financing would be difficult to come by and any development may be hindered without some residential uses. The Town Planner said that once the Workforce Housing coalition presented their report that he would work on some changes and possibly present new language that would allow a percentage of residential on the first floor.

Niles Schore brought up some ideas that were presented by Maine Farmland Trust which would allow the Berwick Land Use Ordinance to be more “farm friendly.” Paul Boisvert thought that it would be a good idea to invite this organization to discuss this further at a later meeting.

The Board discussed changing the Subdivision Regulations in order to shorten the requirement to extend sewer and water line hook up requirements for proposed subdivisions in the R2 Zone.

Mobile food trucks were discussed for inclusion in the Land Use Ordinance. Judy Burgess advised the Town Planner to look up a mobile vending ordinance that may already be in use with the Town. Dave Andreesen thought that the trucks could be permitted within any zone in the Town.

The Town Planner stated that the department had received several inquiries regarding medical marijuana. At this point the only regulation that the Town has to control the location of medical marijuana is the agriculture use and possibly pharmacies. The Board discussed the possibility of allowing growing of medical marijuana separately from the actual dispensaries. Mr. Schore noted that the ordinance mentions methadone clinics but does not regulate where they can be placed. In addition Mr. Schore noted that there are several uses that are discussed within the Land Use Ordinance such as fast food restaurants that have no corresponding permitted use category on the use table. Mr. Stoll advised the Board to come up with a few locations where medical marijuana could be grown/sold and then open the discussion to a public hearing and consider tightening the locations afterwards. Mr. Stoll also stated that the uses should not be permitted in R1, R2, or C/I districts so this would leave R3 and RC/I for allowable uses.

**Other/Non Agenda**

Paul Boisvert announced that the Winter Farmer's Market would be starting up on November 15<sup>th</sup> in the Town Hall Auditorium.

**Public Comment**

**Adjournment**

**Motion:** Nichole Fecteau made a motion to adjourn

**Second:** Niles Schore

**VOTED – 5-0 in favor**

**Motion Passed**

In favor: David Andreesen; Paul Boisvert; David Dow; Nichole Fecteau; Niles Schore

Opposed: None

Abstain: None

The Board adjourned at approximately 7:30 p.m.

Minutes prepared by Town Planner John Stoll, for consideration at the Berwick Planning Board's November 19, 2015 meeting

Signed as Approved by the Board:

\_\_\_\_\_  
David Andreesen, Chair

\_\_\_\_\_  
Date