



# PLANNING BOARD MEETING MINUTES

Thursday March 19, 2015  
Town Hall Meeting Room  
6:30 p.m.

## **Call to Order**

Chair Dave Andreesen called the meeting to order

## **Pledge of Allegiance**

## **Introduction of Board Members**

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

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

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

*None*

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

*Judy Burgess*

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

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

## **Public Comment**

Norman Albert of Route 236 spoke at this time. Mr. Albert asked about the septic system at the exiting duplex included in the Coughlin subdivision. Mr. Albert expressed concern over a proposed gravel driveway included within the Coughlin subdivision.

Todd Croteau of Route 236 spoke at this time. Mr. Croteau stated that he felt the Coughlin Subdivision submittals were lacking and cited Article 11, specifically: culvert and sewer sizes; utility lines should be included; road grading should be included to prove slope percentages; the plan should also reference the sewerage disposal system.

## **Approval of Minutes**

- March 5, 2015

**Motion:** Mr. Boisvert made a motion to approve the minutes as written

**Second:** Mr. Dow

**VOTED – 5-0 in favor**

**Motion Passed**

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

Opposed: None

Abstain: None

### **Public Hearing**

### **Old Business**

- Proposed Minor Subdivision – R-58, Lot 3 – **Potential Final Action**
  - Ronald Coughlin represented by Kimball Survey & Design, Inc.

Mr. Stoll stated that the applicant had been advised to include sewage disposal, culvert size, and utilities on the plan. Mr. Stoll said that the Town's storm water consultant had reviewed the storm water management trigger in the Berwick land use ordinance and did not feel that there was a conflict. Less than one acre of soil disruption does not trigger storm water management. Mr. Stoll stated that State law exempts building lots from disturbed area in the State of Maine. Mr. Stoll stated that the Town had received a road maintenance agreement from the applicant. Mr. Stoll asked the Board to allow him to write a more detailed findings of fact and advised the Board to consider a peer review on this application.

Ms. Burgess asked Mr. Stoll to read the memo summarizing his discussion with Kristie Rabasca into the record.

Isiah Plante of Kimball Survey and Design represented the application. Mr. Plante stated that an erosion control plan has been included. Note 17 addresses culverts to be sized by a professional engineer.

Board members discussed the possibility of a peer review at this time.

**Motion:** Mr. Schore made a motion to continue this item to the April 2<sup>nd</sup> meeting in order to allow a more detailed finding of fact to be generated.

**Second:** Ms. Fecteau

**VOTED – 5-0 in favor**

**Motion Passed**

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

Opposed: None

Abstain: None

**Motion:** Mr. Boisvert made a motion to require a peer review to address storm water management

Mr. Schore made a suggestion to amend Mr. Boisvert's motion to include placement of proposed culverts.

**Second:** Ms. Fecteau

**VOTED – 5-0 No**

**Motion Failed**

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

Opposed: None

Abstain: None

**New Business**

**Other/Non-Agenda Items**

**Public Comment**

**Adjournment**

**Motion:** Mr. Boisvert made a motion to adjourn

**Second:** Ms. Fecteau

**VOTED – 5-0 in favor**

**Motion Passed**

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

Opposed: None

Abstain: None

The Board adjourned at approximately 8:15 pm.

Minutes prepared by Town Planner John Stoll, for consideration at the Berwick Planning Board's April 2, 2015 meeting

Signed as Approved by the Board:

\_\_\_\_\_  
Dave Andreesen, Chair

\_\_\_\_\_  
Date