



PLANNING BOARD MEETING MINUTES

Thursday June 18, 2015
Town Hall Meeting Room
6:30 p.m.

Call to Order

Chair 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;

Regular Board Member(s) Absent:

Niles Schore

Alternate Members Present:

Judy Burgess

Staff Members Present:

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

Public Comment

None Entered

Approval of Minutes

- June 4, 2015

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

Second: Mr. Boisvert

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Paul Boisvert; David Dow; Judy Burgess; Nichole Fecteau

Opposed: None

Abstain: None

Paul Boisvert pointed out that under 7.11 wonder should be changed to wander

Public Hearing

- Proposed Conditional Use-**Canoe/Kayak launch** – Friends of the Berwick Riverfront
 - 111 Rochester Street (Map U-5, Lot 20)

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

Ms. Fecteau recused herself from the Board at this time.

Nancy Miller an abutting property owner addressed the Board at this time. Ms. Miller clarified that she did not commit to paying for a buffering fence between this use and her property. Ms. Miller believed that the cost of the fence should be the responsibility of the Town or Riverfront Committee. Ms. Miller stated that she believed the location proposed for this canoe launch was not appropriate due to its size and residential location.

Chair Andreesen stated that all questions presented during this public hearing would be responded to during the old business section of the agenda.

Greg Kirchofer, Chief Operator of the Somersworth Water Department addressed the Board at this time. Mr. Kirchofer stated that the City of Somersworth is opposed to the proposed boat launch. Mr. Kirchofer stated that the proposed boat launch falls within 500 feet of the City of Somersworth's water intake in the Salmon Falls River. Human contact with the Salmon Falls River could cause pathogens to contaminate the City's water supply.

Chair Andreesen closed the public hearing at approximately 6:43 p.m.

Old Business

- Proposed Conditional Use-**Canoe/Kayak dock** – Town of Berwick/Friends of the Berwick Riverfront
 - 111 Rochester Street (Map U-5, Lot 20)

Mr. Stoll summarized concerns that were brought up during the public hearing: Nancy Miller did not believe that she should have to pay for a fence to separate her property from this use, but that a fence should be built; Ms. Miller had concerns over safety with her property and this proposed use. Mr. Kirchofer stated that bodily contact with water could contaminate the City's water supply.

Mr. Stoll read aloud the draft findings of fact at this time.

Mr. Boisvert stated that condition of approval number two should be changed from amphibious to water based.

Ms. Burgess responded to the City of Somersworth's concern about water contact. Ms. Burgess stated that no swimming would be aloud at this location and that the dock was designed to allow no touch access to water craft. Mr. Kirchofer stated that the City still had concerns that these rules would not be followed by everyone, and that the City's opposition still stands due to the location within 500 feet of their water intake. Ms. Burgess stated that all of the precautions outlined in Mike Abbott's letter to the Town of Berwick had been incorporated into this project.

Dennis Dupuis and Nichole Fecteau Co-Chairs of the Berwick Riverfront addressed the Board at this time. Ms. Fecteau stated that a number of storm water runoff improvements have been made in the plan.

David Seluk stated that he was not completely opposed to this project, but that he wanted the applicants to keep it low impact.

Ms. Fecteau stated that the revised plan added screening and parking spaces as requested.

Chair Andreesen asked if the committee had met with the Police Department. Mr. Dupuis stated that they had met with Detective Locke. Mr. Dupuis stated that they had also met with the Public Works Foreman about no parking signs. The Selectmen have to authorize the no parking signs.

Ms. Burgess asked the applicants about how Ms. Miller's property line concerns would be addressed. Ms. Fecteau stated that screening had been incorporated in to the plans.

J.D. Fecteau addressed the Board at this time. Mr. Fecteau stated that he believed that both abutters just wanted the public to be aware of their property lines and that details on buffering were included in the plans.

Mr. Boisvert stated that any barrier for abutting property owners should be posted no trespassing.

Chair Andressen asked what was planned right now for a barrier for these abutting property owners. Mr. Dupuis stated that his plan right now would be to run a split rail fence along Ms. Miller's property boundary. Landscaping screens would be placed along the fence in the visibility openings.

Ms. Burgess stated that the fence would need to be installed prior to the opening of the use to the public.

Eileen Dumont of Hubbard Road asked if all three phases would be approved. Chair Andreesen stated that they would be approved together. No changes can be made to the plans without an amendment granted from the Planning Board.

Frank Underwood asked if the Code Enforcement Officer could grant permits as each phase is completed. Mr. Stoll stated that upon DEP approval the Code Enforcement Officer could issue a permit.

Ms. Burgess stated that the split rail fence should be completed prior to any use of the site. Mr. Underwood stated that completing the split rail fence as a part of phase 1 was "doable."

Mr. Seluk stated that he understood that the phases would be completed one at a time. Chair Andreesen stated that if the applicant wanted to change anything that is currently included on the plan that they would be required to return to the Planning Board.

Chair Andreesen asked Mr. Stoll if the application was complete. Mr. Stoll stated that the application was complete and asked the Board for a show of hands vote.

Motion: Paul Boisvert made a motion that the application for a kayak boat launch was complete
Second: Ms. Burgess

VOTED – 4-0 in favor

Motion Passed

In favor: Dave Andreesen; Paul Boisvert; David Dow; Judy Burgess

Opposed: None

Abstain: None

Mr. Stoll read aloud all changes made to the findings of fact during this meeting.

Motion: Paul Boisvert made a motion to approve a conditional use application for a canoe/kayak dock at 111 Rochester Street

Second: Ms. Burgess

Chair Andreesen stated that this was not a Planning Board project but was sent to the Board by the Board of Selectmen to review. Chair Andreesen thanked everyone.

Voted 4-0 to approve

Motion Passed

In favor: Dave Andreesen; Paul Boisvert; David Dow; Judy Burgess

Opposed: None

Abstain: None

- Decision Letter Approval –Conditional Use Amendment – David Springer
 - STK Self Storage, Building Addition – 424 School Street (Map R-54, 15-8)

Motion: Nichole Fecteau made a motion to approve the Decision Letter for STK Self Storage
Second: Judy Burgess

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Paul Boisvert; David Dow; Judy Burgess; Nichole Fecteau

Opposed: None

Abstain: None

New Business

Other/Non-Agenda Items

Mr. Stoll read aloud a request from Michael Wright of Great Works Regional Land Trust. Great Works Regional Land Trust requested that Walnut Grove Subdivision Tax Map R-22, Lot 5 be abandoned officially by the Planning Board. Great Works Regional Land Trust now owns the property and has no intention of developing the lot.

Motion: Nichole Fecteau made a motion to dissolve the subdivision and the paper roads within for Walnut Grove Subdivision and recognize the property as a single lot as requested by Great Works Regional Land Trust and move to appoint John Stoll to complete the necessary paperwork

Second: Paul Boisvert

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Paul Boisvert; David Dow; Judy Burgess; Nichole Fecteau

Opposed: None

Abstain: None

Public Comment

Adjournment

Motion: Judy Burgess made a motion to adjourn

Second: Paul Boisvert

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Paul Boisvert; David Dow; Judy Burgess; Nichole Fecteau

Opposed: None

Abstain: None

The Board adjourned at approximately 8 pm.

Minutes prepared by Town Planner John Stoll, for consideration at the Berwick Planning Board's July 16, 2015 meeting

Signed as Approved by the Board:

Dave Andreesen, Chair

Date