



PLANNING BOARD MEETING MINUTES

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

Call to Order

Chair David 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

None Entered

Approval of Minutes

- August 6, 2015

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

Second: Paul Boisvert

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: David Andreesen

Public Hearing

None Scheduled

Old Business

None Scheduled

New Business

- Proposed Change of Use Childcare to Residential – Clifton Locke
 - Tax Map U-5, Lot 34A; 19A Morse Street.

Mr. Stoll introduced the application stating that he believed this change of use to a residential use in a residential district would be low impact.

Mr. Boisvert asked why a change of use to residential would require conditional use approval. Mr. Rousselle read Article 9.8.D: No changes or modifications shall be made in any approved conditional use or site plan approval without approval of the change by the Planning Board.

Ms. Burgess asked the applicant if he intended to subdivide the lot in the future. Mr. Locke stated that this was his intention.

Mr. Stoll asked if the Board felt that the application was complete, and advised the Board to hold a public hearing on August 20th.

Motion: Ms. Fecteau made a motion that this application is complete for a change of use from a preschool to residential on an existing right of way.

Second: Paul Boisvert

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

- Proposed Conditional Use – Non Profit/Boxing Gym – Joseph Siudut
 - Tax Map U-4, Lot 86; 24 Rochester Street

Mr. Stoll introduced the application. The land use by ordinance was determined to be a club facility which is allowed by conditional use in the urban residential (R1) district. Mr. Stoll stated that he believed this was a good location for this type of use with access to sidewalks. Mr. Stoll stated that the department had a couple of concerns regarding the hours of operation with cars shining lights into neighboring apartments before and after dark. Mr. Stoll advised that activities should be limited to inside the building as much as possible to minimize neighborhood impact. Mr. Stoll asked how many people could potentially be training at this location at one time, if the applicant had an anticipated heavy use time, and if boxing events would ever be held at this location.

Ms. Fecteau recused herself from voting on this application due to a potential conflict of interest.

Joe Siudut introduced himself as the CEO of Jass Boxing, a non-profit organization that teaches boxing to youths and young adults. Mr. Siudut stated that Jass Boxing did not turn anyone away and tried to provide direction to young people for future success.

Ms. Burgess asked if somebody would always be at the location supervising. Mr. Siudut stated that youths were only allowed at the gym when adults were there and that those hours would be from 4pm to 8pm. Ms. Burgess asked how this was enforced. Mr. Siudut stated that the doors were locked and that adults who trained at this location would have a key. Ms. Burgess asked how many people attended boxing events. Mr. Siudut stated that it was around 200 people.

Mr. Stoll asked how often boxing events would be held at this location. Mr. Siudut stated that there were usually two per year. Mr. Stoll stated that this use could be held to the Town's event policy which would require department head review and Select Board approval for each event. Parking locations could be determined by the Selectmen on a case by case basis rather than requiring the Planning Board to solve all future parking issues. Mr. Stoll asked if on-site parking would be sufficient for the gym's peak hours of operation. Mr. Siudut said that if extra parking was required that the gym could utilize public parking downtown.

Mr. Schore asked how many people could be training at one time. Mr. Siudut stated that the gym could have as few as one and as many as 30. Mr. Schore asked what time most people train. Mr. Siudut said that they would start around 6 pm. Mr. Schore asked how many people could come at the proposed start time of 6 am. Mr. Siudut said maybe one.

Ms. Burgess asked what the ages of children training could be. Mr. Siudut stated that boxing training could start at the age of 7 but that most children 8-11 could only train at most 40 minutes.

Mr. Schore asked if music would be playing during training times and if an announcer with a loud speaker would be utilized during events. Mr. Siudut said that music would play during training and that events would utilize an announcer.

Mr. Schore asked if there would be any external lighting proposed with this use. Mr. Siudut stated that the only external lighting would be small illuminating light for walkways.

The applicant was asked to submit a site sketch of the buildings and parking prior to the next meeting.

Chair Andreesen made Judy Burgess a voting member for this application

Motion: Ms. Burgess made a motion that the application is complete with the applicant required to submit a sketch of the property including the buildings and parking prior to the next Planning Board meeting.

Second: Mr. Schore

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

A site walk was scheduled for this location at 5:30 pm on August 20th. A public hearing was scheduled for the next Planning Board meeting, 8/20/15.

- Notice of Abandonment-Subdivision-Blackberry Hill Estates – Ralph Tedesco
 - Tax Map R-56, Lot 3; 85 Blackberry Hill Road.

Mr. Stoll introduced the application stating that this subdivision had never been built and that the owner had submitted a letter requesting that the Planning Board officially dissolve the subdivision.

Motion: Mr. Boisvert made a motion that the Board approve the request to abandon Blackberry Hill Estates.

Second: Mr. Schore

Ms. Burgess noted that this subdivision was located at the Old Hussey Farm and not the age restricted mobile home park.

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Other/Non-Agenda Items

Public Comment

Adjournment

Motion: Ms. Fecteau made a motion to adjourn

Second: Mr. Schore

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 8:00 p.m.

Minutes prepared by Town Planner John Stoll, for consideration at the Berwick Planning Board's August 20, 2015 meeting

Signed as Approved by the Board:

Dave Andreesen, Chair

Date