



PLANNING BOARD MEETING MINUTES

Thursday March 5, 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; Niles Schore

Regular Board Member(s) Absent:

Nichole Fecteau

Alternate Members Present:

Judy Burgess

Staff Members Present:

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

Public Comment

None Received

Approval of Minutes

- February 19, 2015

Mr. Boisvert noted that a name was misspelled on page 2. Mr. Boisvert clarified a statement that he made during the initial discussion on the 177 Rochester Street application. Mr. Boisvert stated that the LR district should not have been used for the lot coverage on that parcel and that only the R2 lot coverage should have been used.

Motion: Mr. Schore 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; Judy Burgess; David Dow; Niles Schore;

Opposed: None

Abstain: None

Public Hearing

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

Chair Andreesen opened the public hearing at 6:36 pm.

Isiah Plante of Kimball Survey & Design summarized some changes that he had made to the plan. Mr. Plante included culverts that would be installed and that the Right of Way was moved slightly to improve storm water runoff.

Todd Croteau of 155 Rt. 236 spoke at this time. Mr. Croteau stated that he had concerns about storm water runoff and the potential impact to his property.

Chair Andreesen closed the public hearing at 6:42 pm.

- ~~• Conditional Use Application – Commercial Mini Storage R-45, Lot 6B or 177 Rochester St.
 - David Springer represented by Civil Consultants~~

This item was cancelled for the evening.

Old Business

- Conditional Use Application – Redimix Concrete Plant & Operation- **Decision Letter**
 - Northeast Redimix, LLC; R-72, 12A; 544 Portland Street

Mr. Boisvert noted that the site walk for this location should be changed to 2/7/14 at 9 am. Mr. Boisvert stated that the owner should have been included on the condition of approval listed for Performance Standard 7.11 regarding safety precautions for small children.

Motion: Mr. Boisvert made a motion to approve the decision letter with the amended date of the site walk for the Redimix Batch Plant on Route 4

Second: Mr. Schore

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

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

Mr. Croteau stated that a gravel driveway shown on the plan was an even greater concern to him than a paved driveway due to gravel impacting the wetlands.

Mr. Schore asked if it would be appropriate to request a peer review to address these concerns.

Mr. Plante stated that per the Berwick Land Use Ordinance a storm water management plan was not required. Mr. Plante stated that sheet flow would be slowed down along with other basic precautions.

Mr. Boisvert asked Mr. Plante if this subdivision would increase the water runoff to abutting properties. Mr. Plante responded that there was no real way to know without a stormwater management plan, but that the change from forest to a gravel driveway may increase runoff.

Mr. Schore asked the applicant if this subdivision would disturb less than an acre. Mr. Schore pointed to paragraph 2 of Article 7.16 requiring an applicant to follow Chapter 500 of Maine DEP Best Management Practices. Mr. Stoll stated that this was a requirement to be followed during construction. Mr. Plante stated that these procedures were addressed through inclusions of culverts and riprap. Mr. Schore pointed to paragraph one of Article 7.16 which requires storm water collection and transportation shall be designed to minimize storm water runoff.

Mr. Croteau reiterated his concerns about a gravel driveway washing out and impacting the surrounding wetlands.

After some discussion about the meaning of Article 7.16 the Board decided to have the Town Planner determine if the applicant would be required by ordinance to submit a storm water management plan. This application was continued until the 3/19/15 regular Planning Board meeting.

- ~~Conditional Use Application – Commercial Mini-Storage R-45, Lot 6B or 177 Rochester St. **Potential Final Action**~~
 - ~~David Springer represented by Civil Consultants~~

New Business

Other/Non-Agenda Items

The Board asked the Town Planner about the proposed land use ordinance amendments. Mr. Stoll stated that there was some minor wording changes, but everything was moving forward.

Public Comment

Adjournment

Motion: Mr. Dow made a motion to adjourn

Second: Mr. Boisvert

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

The Board adjourned at approximately 7:55 pm.

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

Signed as Approved by the Board:

Dave Andreesen, Chair

Date