



PLANNING BOARD MEETING MINUTES

Thursday October 20, 2016

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

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

Regular Board Member(s) Absent:

None

Alternate Members Present:

Sean Winston

Alternate Member Absent:

John England

Staff Members Present:

John Stoll, Town Planner

Public Comment

No public comment. *Chair closes public comment.*

Approval of Minutes

- October 6th, 2016

Sean Winston points out “be” should be added for Marty Chapman’s comment about low income senior housing. Mr. Winston also points out “HUB” should be changed to “HUD.”

Motion: Paul Boisvert motions to approve minutes as amended.

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

- Proposed Major Subdivision, Site Plan, Conditional Use application. **Proposed Elderly Housing** – Portsmouth Housing Partnership
 - Tax Map U4, Lot 142 – 20 Wilson Street – Former Estabrook School

➤ **Applicant Presentation**

Hershey Hirschkop introduces herself and The Housing Partnership. She explains they have housing projects in Kittery, South Berwick and says hopefully in Berwick to. Ms. Hirschkop explains she was connected to Envision Berwick through Mike Lassel. There will be 9 ADA units. A wing added will have community room, public restrooms.

Ms. Hirschkop says funding comes from public sources. There is already an application of funding in, will not hear back until estimated December.

Nichole Fecteau asks if the programs would be available to seniors for the community or specifically for those who live in the building. She says she doesn't see why not when it comes to general public using the programming and rooms. She does say it is complicated, and there are no promises, she will be looking more into it.

Paul Boisvert asks Ms. Hirschkop whether having approval would be beneficial, Ms. Hirschkop says having approval is worth 4 points on the application. Their deadline for submission was pushed back to November 4th, hence the Housing Partnership's renewed efforts. Mr. Boisvert asks if the vote does not pass, would the Portsmouth Housing come back for Town vote in the spring. Ms. Hirschkop says she would not and that the group has already invested quite a bit into the project, they would identify what the community found wrong in the project and work to reconcile.

➤ **Public Hearing**

Frank Underwood of 21 Keay Road and Envision Berwick. Mr. Underwood says he has reached out to all sorts of groups, and says a lot of thought has gone into an effort to rebuild the Estabrook School. The building was taken over in 2004-2005. The cost of remediation would be in the order of \$30,000 to \$40,000. Mr. Underwood does say he supports the development at that location, and mentions he does so in part because it has sat idle for so long.

Dennis Dupuis asks if there could be grants applied for that coincides with the development of the parcel. He explains the Estabrook parcel is one of the first things you do see coming into Berwick from that direction. Mr. Dupuis does declare he is in favor of the development. He asks the board if the Town should go for grants to include walking paths, community garden, replace the basketball court with something that could be multiple uses. He asks about a retention pond, and a gazebo for nights out with a band, next to this pond.

Don Young introduces himself as a member of Historical Society and former member of Envision Berwick. Don Young commends Mr. Dupuis' vision. He would like to know the particular projects The Housing Partnership has done.

Tom Wright says Berwick has owned the property for years, it has been used for trainings and some storage, other than that, it has been largely unused. To renovate the property for office spaces it would cost close to a million dollars. Mr. Wright references the Housing Charrette, and the Vision Committee's survey shows we need this type of housing. This project will rehab the

building, put the building on the tax roll and meet a community need. It would be included in TIF district and impact fees if passed in November. Tom Wright fully supports the project.

Pat Boisvert of 6 Country Lane asks for clarification of the project. She asks how much of the property will be used for the project. Ms. Boisvert asks how tenants are selected to move in into the development.

Mr. Underwood asks Ms. Hirschkop to reach out to the Recreation Master Plan committee. He says all interested parties should convene to make the project much more comprehensive.

Chair Andreesen moves applicant response to old business and closes public hearing at 7:04PM.

Old Business

- Proposed Major Subdivision, Site Plan, Conditional Use application. **Proposed Elderly Housing** – Portsmouth Housing Partnership
 - Tax Map U4, Lot 142 – 20 Wilson Street – Former Estabrook School

➤ **Planning Dept. Presentation**

John Stoll states that the plan for building will confirm with the Land Use Ordinance. The applicants are subdividing 2 acres. SME does recommend waiving the high intensity soil survey.

Motion: Paul Boisvert motions to grant waiver requested for intensity soil survey.

Second: Niles Schore

Discussion: Mr. Schore says since the project is connected to town sewer and water, the soil survey is not needed. Ms. Fecteau brings up a concern about storm water run-off, Mr. Schore says he does agree it is an important subject to cover, just not for this particular article. Lew Chamberlain of ATTAR says soil surveys are typically done for septic systems.

**VOTED – 5-0 in favor
Motion Passed**

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

Opposed: None

Abstain: None

➤ **Application Completeness**

The application is complete pending waiver acceptance by planning board. The peer review SME finds the contour lines should be 1' instead of 2' due to size of project, and storm water plan needs to be improved, both have to be submitted to SME for final approval for 11/3.

Motion: Nichole Fecteau motions the application is complete

Second: Paul Boisvert seconds the motion

Discussion: Mr. Boisvert clarifies that even though the application is deemed complete, it is not final.

**VOTED – 5-0 in favor
Motion Passed**

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

Opposed: None

Abstain: None

➤ **Applicant Response**

In response to Don Young's question, there is a project done on Norton Street in South Berwick. Also a project is completed in Kennebunk. Hershey does say 25% of the population is seniors in housing that is not restricted. In Rye New Hampshire it is a series of duplexes, complete with a social services provider.

Because the ordinance says defines elderly housing is 55+ and the Housing Partnership came in under elderly housing, it will be assured the development will stay as elderly housing.

The housing is for 50%-60% median income, the rate is about 10% lower than market rate rent. There are income restrictions, and a requirement for 3rd party verification. The priority for tenants would likely be first come first serve. There is a tenant selection plan available from The Housing Partnership.

Ms. Hirschkop says she would be happy to move the Master Plan along. They are committed to partner with the town. The Housing Partnership cannot provide funding, though Ms. Hirschkop can provide technical assistance in her own time. She said she would help the town secure grants as well.

Mr. Andreesen asks about an easement to share the entrance to parcel off of Logan Street. Ms. Hirschkop said she will have to ask her attorney about liability. Ms. Hirschkop assured the board that there will be a path, and there will be access for that path.

Mr. Underwood shares a point of information that in the Envision Berwick budget is a line item for Mike Lassel to do a rendering of the larger Berwick Village Center and Downtown, from Key Brook Reserve to Powerhouse Road. This rendering will show how the pieces are connected and will include aspects that the Recreation Master Plan committee recommends.

➤ **Preliminary Approval Deliberation**

Mr. Stoll and the Planning Board overview the conditions of approval.

1% of infrastructure cost must be escrowed for life of project for storm water. This was triggered due to square footage in the zoning. Green roofs, solar were considered but not used due to size and economic feasibility. Mr. Schore asks Mr. Chamberlain to document a consideration for Low Impact Design for heating and lighting.

The applicants need to adjust contour lines, storm water plan and Mr. Schore's request for consideration of Low Impact Design. Mr. Chamberlain says he would like to have adjustments in for Monday the 24th, and are looking to request final approval for November 3rd.

Motion: Niles Schore moves for preliminary approval for the major subdivision plan

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

New Business

Information Items

Other

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

Minutes prepared by Planning Tech James Bellissimo, for consideration at the Berwick Planning Board's November 3, 2016.

Signed as Approved by the Board:
