



PLANNING BOARD MEETING MINUTES

Thursday March 17, 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; Nichole Fecteau; Niles Schore

Regular Board Member(s) Absent:

David Dow

Alternate Members Present:

John England; Sean Winston

Staff Members Present:

Joseph Rousselle, CEO; John Stoll, Town Planner

David Andreesen made John England a voting member for this evenings meeting

Public Comment

Approval of Minutes

- March 3, 2016

At the request of the Town Planner the Board agreed to table the approval of minutes until the April 7, 2016 meeting.

Motion: David Andreesen made a motion to table the approval of minutes until the April 7th Planning Board meeting

Second: Paul Boisvert

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Public Hearing

- Conditional Use Application Proposed single family residential in RC/I District
 - 474 Portland Street Map R-71, Lot 7A – John Garafolo – **Continued from 12/3/15**

David Andreesen continued the public hearing from December 3, 2015 at 6:33 pm

No comment was entered during this public hearing

David Andreesen closed the public hearing at 6:34 pm.

Old Business

- Conditional Use Application Proposed single family residential in RC/I District
 - 474 Portland Street Map R-71, Lot 7A – John Garafolo

John Stoll explained that this was initially continued in order to allow the applicant to acquire a Maine Department of Environmental Protection Permit for the addition of impervious surfaces on the lot. At this time the applicant is proposing that a residential unit be constructed above an existing office on the site. This will not create any additional impervious surfaces and will allow the applicant to proceed with construction following Planning Board approval. Mr. Stoll stated that staff had no issues with this item and would recommend approval.

John Garafolo explained that this would expedite the process and still allow him to have a residential use on the site.

Niles Schore pointed out a typo in the findings of fact where reality trust should be realty trust.

Paul Boisvert summarized that the applicant is eliminating the request to construct a new single family home at the back of the lot and is now constructing a second floor residential unit above an existing commercial office.

Niles Schore pointed out that C 1 on the Findings of Fact should be eliminated that stated that the Board was waiting on a DEP permit.

Motion: Niles Schore made a motion that the Board no longer needs the additional submissions and that the application is complete as submitted

Second: Paul Boisvert

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

The Town Planner read aloud the proposed conditions of approval.

Motion: Niles Schore made a motion to approve the conditional use request and the Findings of Fact and Conditions of Approval.

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

New Business

- Workshop – Proposed Mixed Use/Office
 - 410 Portland Street Map R-71, Lot 11 – Chris Webber

Chris Webber explained that he wanted to construct a building containing 10 units with each unit containing one bathroom, one office, and an external door for industrial use. Mr. Webber explained that he currently runs the Berwick Bark Park at this location.

Paul Boisvert asked if this would be similar to a use in Eliot, ME along Route 236. Mr. Webber replied that it would be similar.

Mr. Webber said that there would be no heavy or polluting industrial uses at this location.

Chair Andreesen asked if each tenant would have to come back for a separate application. Joe Roussele said that they would not if the Board approves the application for multiple uses that tenants can comply with.

Paul Boisvert asked if there would be any external storage associated with this use. Mr. Webber answered that tenants would have a certain amount of parking spots per units so they would be limited to that amount for external vehicle storage. Mr. Boisvert asked if there would be any outdoor sales associated with this use and Mr. Webber replied that there would not be.

The applicant was advised that this application would most likely trigger site plan review and would have additional submission requirements. Mr. Stoll asked the applicant to setup a meeting

with the Code Officer and himself to review those submission requirements and to determine acceptable uses.

Information Items

Other

John Stoll explained that the Town's website now has a lot of information available regarding the Prime Tanning Brownfields Project. Demolition contractors will be selected soon and demolition is expected in late spring or early summer.

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; John England; Nichole Fecteau; Niles Schore

Opposed: None

Abstain: None

The Board adjourned at approximately 7:10 p.m.

Minutes prepared by Town Planner John Stoll, for consideration at the Berwick Planning Board's April 7, 2016.

Signed as Approved by the Board:
