



PLANNING BOARD MEETING MINUTES

Thursday May 5, 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:

John England; Sean Winston

Staff Members Present:

Joseph Rousselle, CEO; John Stoll, Town Planner

Public Comment

Approval of Minutes

- April 7, 2016

Motion: Nichole Fecteau made a motion to approve the minutes

Second: Paul Boisvert

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

Old Business

New Business

- Conditional Use Application- 387 School Street (R-54, Lot 4)
 - External Vehicle Storage – Woodman Trust

John Stoll introduced the application explaining that the applicant intends to create a vehicle storage facility at this location. This business would allow customers to keep recreational vehicles at this location and retrieve them as needed. The application is represented by Paul Kennedy on behalf of Woodman Trust.

Niles Schore asked for clarification if this would be reviewed as a parking lot or a storage facility. Mr. Stoll clarified that it would be a parking lot by the Berwick Land Use Ordinance.

Paul Kennedy represented the application before the Board. Mr. Kennedy explained that the applicant intended to use 250' x 300' of the lot for this use. The lot will be completely fenced in. The applicant submitted a traffic design showing how cars will flow through the lot. The preferred hours would be 6 am – 8 pm but the lot will be available to customers 24 hours. There will be one sign proposed for this use attached to the front fence.

Sean Winston asked if the lot would be paved. Mr. Kennedy answered that the lot would remain gravel.

Paul Boisvert asked what the surface of the lot was like at this point. Mr. Kennedy explained that the lot was currently hard packed and would eventually be covered with crushed stone.

Nichole Fecteau stated that she shared Mr. Boisvert's concerns about potential storm water runoff. Mr. Kennedy explained that the runoff currently drains toward the wetland in the back of the lot.

John England asked who would be using this parking lot and if it would be long term vehicle storage. Mr. Kennedy said that it would be similar to a use along Rt. 9 in Wells, ME.

Mr. Winston asked how high the fence would be and Mr. Kennedy stated 6-8 feet.

Chair Andreesen asked if the front sign would be illuminated, and Mr. Kennedy stated that it would not be illuminated. Mr. Andreesen asked if there was enough visibility at the front entrance to pull onto Route 9 safely. Mr. Kennedy stated that he believed the visibility was adequate at the entrance/exit.

Mr. Boisvert asked if any vehicles would be allowed on site or if there would be a certain standard or restrictions on the type. Mr. Kennedy responded that he believed the intention was to store recreational vehicles but he would check with the applicants about any other vehicles on the site.

Mr. Schore asked if there would be a minimum time that a vehicle could be stored on the lot, and Mr. Kennedy stated that he didn't believe there would be a minimum.

Chair Andreesen stated that the application still would require a letter documenting that the applicant has considered low impact design as a part of the application.

Motion: Nichole Fecteau made a motion to approve the application as complete as long as the LID documentation letter is submitted to the Planning Department by May 6, 2016.

Second: Paul Boisvert

VOTED – 4-1 in favor

Motion Passed

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

Opposed: Niles Schore

Abstain: None

The Planning Board scheduled a site walk for this location at 5:30 pm on May 19, 2016 and a public hearing at 6:30 pm on May 19, 2016.

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

The Board adjourned at approximately 7:05 p.m.

Minutes prepared by Town Planner John Stoll, for consideration at the Berwick Planning Board's May 19, 2016 meeting.

Signed as Approved by the Board:
