



PLANNING BOARD MEETING MINUTES

Thursday August 18, 2016

Town Hall Meeting Room

Workshop – 5:30 pm

- Proposed Major Subdivision Application – 2, 6-unit apartment buildings – 3 lots
 - 119 Cemetery Rd, R37, Lot 6 – Les Bodwell

Meeting begins with brief introduction, applicant not in attendance.

Applicant/builder entered at this time (5:35p.m).

Glare initial concern for group, lights will be shielded and hooded.

Landscaping & Property line screening the next point of discussion. There was an agreement for landscaping along the property line.

Peer review engineer concurred with proposed waiver requests and recommends approval.

Lengthy discussion about septic system, no resolution.

6:30 p.m.

Call to Order

Chair David Andreesen called the meeting to order

Pledge of Allegiance

Introduction of Board Members

David Andreesen; David Dow, Paul Boisvert; Niles Schore

Regular Board Member(s) Absent:

Nichole Fecteau

Alternate Members Present:

John England; Sean Winston (voting)

Staff Members Present:

Joseph Rousselle, CEO; John Stoll, Community Development & Planning Director

Public Comment

Chair requests for comments about Cemetery Road to be kept until Public Hearing.

Robert Barter raised concern about septic system on Cemetery Road development.

Brian Drake raises concerns about Cemetery Road development impacting septic system, traffic conditions.

Approval of Minutes

- August 4th, 2016.

Motion: Paul Boisvert made a motion to approve the minutes as written

Second: Niles Schore

VOTED – 4-0 in favor

Motion Passed

In favor: Paul Boisvert; David Dow; Niles Schore; Sean Winston

Opposed: None

Abstain: David Andreesen (absent at last meeting)

Public Hearing

Chair Andreesen opened the public hearing at approximately 6:35 p.m.

Jay Stevens presentation covers lot size, septic, wells. Roof runoff will go to rain barrels which are piped into planting beds for raised gardens. Mr. Stevens says the storm water system can handle “100 year storm.”

Les Bodwell (assuming) points out projects are environmentally responsible.

Tom Wright stated he represented 20 people in his extended family. He questioned the Planning Board about if they consider a new development’s cohesiveness with the Comprehensive Plan. Wright suggests that the R2 district is meant to be more rural and family orientated.

Robert Barter raises concerns about one pressure tank for each building Mr. Barter agreed with Mr. Wright about the development not being harmonious with the rest of the neighborhood.

Michael Wright raises concern about multifamily units that are not on Town sewer or water. Mr. Wright raises concern about electricity outages, and people not being able to use septic. Mr. Wright suggests a generator and a change to the Land Use Ordinance that a multi-family must use public sewer & water.

Brian Drake states he walks the woods all the time, avid outdoorsman, states stuff happens after 12 hours of power outages. Mr. Drake says road won’t be able to handle traffic, mentions speed of 70 miles an hour.

Nancy Barter states she had to put in new water system. Ms. Barter says she feels like her way of life is going to be taken away due to the development.

Robert Barter asked if the development was a done deal.

Tom Wright brought up section 11-E (Subdivision Regulations) about impact on ground water quality. Also suggests neighborhood property values will decrease due to the development, and insists that the buildings are commercial, not residential.

Les Bodwell emphasized their effort to minimize land & environmental impact.

Kelly Mcglin – writing on behalf of Mr. and Ms. Bodwell – apartment full occupied with professionals, properties are taken care of well

Courtney – building inside and out, she considers it luxury. Grounds are maintained. All other tenants are kind and respectful.

Elizabeth Price – Neighbors are always friendly, the Bodwells are capable landlords with well maintained landscaping, capable of responding to problems.

Chair Andreesen closed the public hearing at 7:24p.m.

Old Business

- Proposed Major Subdivision Application – 2, 6-unit apartment buildings – 3 lots
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A question was raised regarding the grown ordinance and whether the 12 units should require a building permit for each unit. Mr. Rousselle explained that building permits are issued per building and not per internal unit.

Mr. Stoll pointed out that the Comprehensive Plan is out of date and contains some confusing and contradictory information that can be difficult when interpreted today. It is the Board's decision whether the apartment building fits harmoniously into the neighborhood.

Mr. Bodwell talked about doing walking paths in lieu of sidewalks, or instead of that use the money for screening trees. Mr. Stoll clarified that the Board voted to waive sidewalks for walking paths and that was a separate decision. The Performance Standards in the land use ordinance require the developer to "soften" the impact of development from neighboring properties. The Board may revisit its decision regarding sidewalks but the developer will be required to submit some sort of landscaping plan that addresses this standard. Mr. Stephens and Mr. Bodwell will work with Salmon Falls Nursery to understand what species of trees, and how far apart they should be. Mr. Stevens argues according the models, development will reduce the water going down the hill.

Mr. Boisvert suggests looking into a generator for the septic & water pump.

Mr. Bodwell was unsure if the water sprinkler system would work without power. The CEO said that when electricity is off, the sprinkler system may not work, though electricity is a main cause for the sprinkler.

Mr. Bodwell says he has no problem including a generator on sight for safety.

Mr. Schore inquired about the amount of additional rain runoff due to new development compared to existing conditions.

Mr. Boisvert suggests to the Planner about splitting up R2, Mr. Schore suggests looking at the entire Comprehensive Plan.

New Business

Information Items

Other

Public Comment

Mr. Wright would like to change growth ordinance in the R2 District to address number of dwellings units rather than building permits.

Adjournment

Motion: David Andreesen made a motion to adjourn

Second: Paul Boisvert

VOTED – 4-0 in favor

Motion Passed

In favor: Paul Boisvert; David Dow; Niles Schore; Sean Winston

Opposed: None

Minutes prepared by Planning Tech James Bellissimo, for consideration at the Berwick Planning Board's September 15, 2016 meeting.

Signed as Approved by the Board:
