



PLANNING BOARD MEETING MINUTES

Thursday September 15, 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:

Alternate Members Present:

John England; Sean Winston

Staff Members Present:

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

Chair Andreesen made Sean Winston a voting member for this evening's meeting

Public Comment

Approval of Minutes

- August 18, 2016
Paul Boisvert identified a typo "sight" to be changed to site.

Motion: Paul Boisvert makes the motion to approve the minutes as amended

Second: Mr. Schore

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

- September 1, 2016

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

Second: Mr. Schore

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Public Hearing

Old Business

New Business

- Sketch Plan/Initial Presentation 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

Mr. Stoll provides background information, the Board of Selectman voted to award the Estabrook School to provide affordable elderly housing contingent upon town vote.

Hershey Hirshkop introduces herself and provides background information about Portsmouth Housing. Ms. Hirschkop says this is “the fastest project I’ve ever done, and I hope it continues on that track.” She says that Frank Underwood of Envision Berwick showed Ms. Hirschkop around the Town of Berwick for potential sites for low income housing. Ms. Hirschkop says that affordable housing often times is built to a higher standard than market rate housing due to the standards that have to be met. Low income tax credits are needed to make the project viable. Ms. Hirschkop explains the project is in a rush due to the timing of the purchase option, town vote, and application needed for tax credits.

Lew Chamberlain of Attar Engineering presented the sketch plan to the Planning Board. The option to buy includes 2 acres of the parcel. There will be a second floor added to half, with parking added to accommodate residents. Mr. Chamberlain added that there will be “Quite a bit” of green space. Mr. Chamberlain is pretty sure there will be a need for a new sewer line.

Mr. Boisvert requested a confirmation that this development is for senior housing, Ms. Hirschkop confirmed yes, and adds that she hopes for 24 units.

Mr. Winston asks for assurance this will remain as elderly housing, the CEO states that it will remain as elderly housing per the current Land Use Ordinance.

Niles Schore points out senior housing and workforce housing used interchangeably, where in the Berwick Ordinance it is defined in a different manner. Mr. Schore asks for clarification is it workforce housing, or elderly housing. Ms. Hirschkop confirms it will be elderly housing, with the potential that instead of 55+, the funding may require 62+. The AMI will be 50-60% or below.

Mr. Stoll stated for Planning Board purposes, this project is multifamily elderly housing.

Mr. Chamberlain said two parking spots will be affected by the plan, there is a potential with the sewer changes that those spots could be replaced or not affected.

Mr. Andreesen asks the engineer about a potential outdoor amphitheater, playground or soccer field. Ms. Hirschkop said that Portsmouth Housing could put triple glazed windows if needed. Ms. Hirschkop says they are happy to help to look for funding for community center, master planning. They cannot help to finance any projects. The owner of the develop/investor would be paying property taxes on this development.

Mr. Boisvert asked Mr. Stoll how many public hearings could be held to ensure the proper input from Berwick community members.

Ms. Hirschkop says she would be happy to help with a community center on her own time.

Ms. Hirschkop says there will be a big lobby, community meeting room, community kitchen, telemedicine room with visiting nurses, laundry room. Portsmouth Housing subcontracts with YCCAC, who will provide a service coordinator who comes to visit a couple times a week and provides a whole range of services including sessions such financial literacy, fraud watch and many more listed by Ms. Hirschkop.

Rent scheduled is determined by taking 60% of an areas median income, and then taking 30% of that. 1 person \$774 for 50% would be net rent, a 2 bedroom closer to \$1,000.

The attorney from Portsmouth Housing drafted the right to purchase. Mr. Andreesen raises a concern that the document has some omissions, Ms. Hirschkop states that the document was written in a short time period, and it is as low of a commitment as it gets. It is a document to enter into another document.

Mr. Chamberlain would like a permanent waiver on high intensity soil survey. The other two waivers are temporary, contours and storm water. They will have something in October to no longer need the waiver.

Mr. Stoll says they will collect a review escrow as per usual standard procedure.

Information Items

Other

Public Comment

Adjournment

Motion: David Dow made the motion to adjourn

Second: Paul Boisvert

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen, 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 October 6, 2016 meeting.

Signed as Approved by the Board:
