



PLANNING BOARD MEETING MINUTES

Thursday October 5, 2017

Town Hall Meeting Room

6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

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

Regular Board Member(s) Absent:

Alternate Members Present:

Alternate Member Absent:

Michael LaRue

Sean Winston

Staff Members Present:

Kathy Connor Southern Maine Planning Development Commission

Public Comment

Approval of Minutes

1. September 21, 2017

Paul Boisvert pointed out that it should be noted that he was the acting Chair during the meeting.

Nicole Fecteau clarified that the day care referenced is on 46 Old Pine Hill Road South.

Motion: Niles Schore motioned to approve the minutes as amended.

Second: Paul Boisvert

VOTED – 3-0 in favor

Motion Passed

In favor: David Dow; Niles Schore; Paul Boisvert

Opposed: None

Abstain: Dave Andreesen; Nichole Fecteau (absent prior meeting)

Public Hearing

2. Conditional Use Application. 387 School Street (R-54, Lot 4)
Mini-Storage Facility – PK Storage LLC

Nobody came forward, public hearing was closed.

Old Business

3. Conditional Use Application. 387 School Street (R-54, Lot 4)
Mini-Storage Facility – PK Storage LLC

Kathy Connor stated that based on the calculation on the plan, the lot does not meet the 300' frontage requirement for the R3 zoning district. Ms. Connor read from page 31 of the Land Use Ordinance. Kathy Connor stated that she consulted with SMPDC's attorney and the conclusion is that the lot cannot be considered a non-conforming lot on record. Kathy Connor suggested that the Planning Board cease discussion until they hear word from the Zoning Board of Appeals.

Neil Rapoza of Civil Consultants stated the lot has been transferred several times and has always been described with multiple lots to get the complete area defined.

Paul Boisvert asked when the lots were considered four separate lots. Neil Repoza provided a deed that showed the four lots described from 1960, making it a non-conforming lot of record.

Niles Schore stated that the Planning Board approved the Storage Use one year ago. Dave Andreesen asked to clarify that it was approved as a storage lot, and now it is a storage facility.

Paul Boisvert said it was clear to him there were four contiguous lots before 1987.

Paul Kennedy stated he is confused, that the project has been going on for a year. Mr. Kennedy asked the board what needs to happen to get approval. Niles Schore stated that he needed to ask the Zoning Board of Appeals for a variance on the 300' frontage. Paul Kennedy agreed.

New Business

Information Items

4. Mark Kehaya presentation of current Master Plan/Concept Plan – October 12th @ 5:30PM Town Hall Auditorium.

Kathy Connor stated she and James Bellissimo met with Mark Kehaya about the ordinance. Developer, Ron Gann was also in attendance.

Paul Boisvert said that he hopes people come out in droves, topics will include the Form-Based Code, Main Street, infrastructure, the type of businesses that could be (at the former Prime Tanning parcel).

Paul Boisvert requested that the board consider a motion for an agreement similar to the Brownfield agreement so something was written down.

Motion: Paul Boisvert motioned to

Second: Nichole Fecteau

Amended Motion: Niles Schore motioned to amend the motion that the Berwick Planning Board recommends to the Board of Selectmen that the Town turn over ownership any of Prime property only after an agreement is finalized and approved by the Town defining future ownership and responsibilities of developing each Prime property, including infrastructures, and before any amendment to the Prime subdivision is approved.

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Public Comment

Rodney Webber of Cemetery Road asked about development of Police and Fire Department. Niles Schore stated when there is something that comes to the board, then the Planning Board would have something to share.

Niles Schore stated that everybody ought to be involved and invested in what is going on in Berwick.

Adjournment

Motion: Nichole Fecteau

Second: Niles Schore

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Minutes prepared by Planning Technician, James Bellissimo, for consideration at the Berwick Planning Board's October 19, 2017 meeting.

Signed as Approved by the Board:

Signature

Date