



PLANNING BOARD MEETING MINUTES

Thursday February 16, 2017

Town Hall Meeting Room

6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

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

Regular Board Member(s) Absent:

Nichole Fecteau

Alternate Members Present:

Sean Winston, John England (voting member)

Alternate Member Absent:

Staff Members Present:

John Stoll, Town Planner; Joseph Rousselle CEO

Public Comment

Approval of Minutes

- February 2, 2017

Motion: Niles Schore

Second: Paul Boisvert

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Public Hearing

- Proposed Land Use Ordinance Amendments

Town Planner John Stoll presents a final draft of Land Use Ordinance changes. Mr. Stoll says to the board they have three options: 1. Forward the changes to the Board of Selectmen. 2. Forward the changes with recommendations to the Board of Selectmen. 3. Do not forward the changes at all.

The following are working changes:

New definition for drive-through, new definition for drug store.

Inn has been removed. Light Intensity has been replaced with Low Impact Industrial.

New definition for marijuana. Medium intensity has been removed. New definition for medical marijuana. New definition for medical marijuana productive facility.

Non-conformance now has a section concerning replacement.

The Land Use Table no longer has notations at the bottom of the table, they have become Performance Standards.

Mr. Stoll reviewed various changes to location restrictions including wholesale, automobile sales, congregate housing.

Mr. Stoll reviews the Performance Standards for Low Impact Industrial.

Mr. Andreesen states a recommendation is to add the definition of co-op and dispensary. Mr. Schore says to Mr. Stoll submitting the odor control plan as part of conditional use application makes more sense than at occupancy permit.

Motion: Paul Boisvert recommends to forward the Land Use modifications as amended.

Second: Niles Schore

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Old Business

New Business

Information Items

- Contract Zoning

Mr. Stoll states that Contract Zoning would require a Town Meeting. The developer must show that it is good for the community and not just a cost saving measure. The contract zone has to be consistent with the Comprehensive Plan.

Other

Public Comment

Adjournment

Motion: Sean Winston

Second: John England

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Minutes prepared by Planning Tech James Bellissimo, for consideration at the Berwick Planning Board's March 2, 2017 meeting.

Signed as Approved by the Board:
