



PLANNING BOARD MEETING MINUTES

Thursday May 4, 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 (Voting Member), John England (Present after introductions, made voting member for One Sullivan application)

Alternate Member Absent:

Staff Members Present:

Kathy Connor, Town Planner; Joe Rousselle, Code Enforcement

Public Comment

Approval of Minutes

- April 20, 2017

Motion: Paul Boisvert motioned to approve minutes as presented.

Second: Niles Schore

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Public Hearing

- Conditional Use application. 1 Sullivan Street (U-4, Lot 8)
One Sullivan Square - Light Intensity Industrial, Museum, Club Facility/Function Hall, Restaurant (Fast Food & Standard), Retail Business, Recreational Facility, Accessory Structures – Pier, Dock, Wharf – One Sullivan, LLC

Paul Boisvert recused himself.

Mr. Underwood introduced himself. Mr. Underwood explained the building, the building location and the proposed uses in the building. Mr. Underwood stated to the board they will be asking for a parking waiver. Mr. Underwood stated they do not currently have a tenant earmarked for a restaurant or club/function hall or recreational facility.

Jeff Saucier of 121 Pine Hill Road introduced himself. Mr. Saucier says he thinks the plan is great and would be wonderful for the town.

Old Business

- Conditional Use application. 1 Sullivan Street (U-4, Lot 8)
One Sullivan Square - Light Intensity Industrial, Museum, Club Facility/Function Hall, Restaurant (Fast Food & Standard), Retail Business, Recreational Facility, Accessory Structures – Pier, Dock, Wharf – One Sullivan, LLC

Kathy Connor provided an update to the board describing updates that had happened since the previous Planning Board meeting.

Mr. Andreesen read the letters provided by the Water Department & Sewer Department. The letters explained that the property will have sufficient capacity for all uses proposed.

Mr. Underwood explained to the board his discussions with the Berwick Fire Chief and the State Fire Marshall.

Motion: Niles Schore motioned to waive the parking requirements of the application.

Mr. Schore provided the reason for the motion, he explained that during the House of Hope application they were also given a waiver because the board was comfortable with the existing downtown parking.

Second: Sean Winston

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; David Dow; Niles Schore; Sean Winston; John England

Opposed: None

Abstain: None

Motion: Niles Schore motioned to waive the landscape screening requirements.

Second: John England

Mr. Shore explained his reason, that with the general configuration of the lot, a parking spot may be lost, and also the screening may become more of an eyesore due to the location, it does not fit.

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; David Dow; Niles Schore; Sean Winston; John England

Opposed: None

Abstain: None

The Planning Board decided to table final approval and will vote on findings of fact and final approval at the May 18th Planning Board meeting.

New Business

Information Items

Paul Boisvert re-joins Planning Board.

- Selectmen, Planning Board, Envision Berwick joint meeting recap from 4/25/17.
- Workshop with Envision Berwick - Design Standards in the Village Overlay - May 11th @ 6:00PM.

Mr. Andreesen explained to the board that Lassel Architects will be coming to town to explain the Design Standards Lassel Architects have developed up to that point. Envision Berwick and the Planning Board will provide feedback.

Kathy Connor will send the example Contract Zone to the board. The Planning Board will make a recommendation to the Selectmen on the Contract Zone, and the Contract Zone will go for a vote at Town Meeting.

The Planning Board discussed having a “dry” town for recreational marijuana.

Mr. Boisvert asked Ms. Connor what measures would need to be taken if the board decided not to go dry.

Mr. Schore asked to have a copy of the Comprehensive Plan available at the meeting on the 11th.

Adjournment

Motion: Dave Andreesen motioned to adjourn.

Second: John England

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; David Dow; Niles Schore; Sean Winston; John England

Opposed: None

Abstain: None

Minutes prepared by Planning Technician, James Bellissimo, for consideration at the Berwick Planning Board's May 18, 2017 meeting.

Signed as Approved by the Board:

Signature

Date