



PLANNING BOARD MEETING MINUTES

Thursday July 20, 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; Niles Schore

Alternate Members Present:

Sean Winston (voting member); Michael LaRue

Alternate Member Absent:

Staff Members Present:

Kathy Connor Town Planner, Joe Rousseau, Code Enforcement Officer.

Public Comment

Approval of Minutes

- July 8, 2017

Motion: Dave Andreesen

Second: Paul Boisvert

VOTED – 4-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Staff Report

James Bellissimo, Planning Technician and Envision Berwick Chair shared with the Planning Board the most recent update of the Form- Based Code. Mr. Bellissimo stated that the change

was keeping the Village Overlay District instead of splitting it into two distinct zones. This was done to simplify the upcoming change.

Kathy Connor added that it made sense due to the time constraint. Ms. Connor stated that the Code will be a living document and as development happens, the board will want to tweak things.

Public Hearing

- **(Applicant cancelled)** ~~Conditional Use Application. 387 School Street (R-54, Lot 4)~~
~~Mini Storage Facility—PK Storage LLC~~

Old Business

- **(Applicant cancelled)** ~~Conditional Use Application. 387 School Street (R-54, Lot 4)~~
~~Mini Storage Facility—PK Storage LLC~~

New Business

- Minor Subdivision, Preliminary Plan. 331 Cranberry Meadow Road (R-25, Lot 3)
Michael Cuomo– LAMS, LLC

Dave Andreesen clarified that the plan is a sketch plan. Paul Boisvert stated that the subdivision may be an amendment to a major subdivision.

Ms. Connor said that there are significant wet lands on the property.

Ms. Connor stated that the end result may be similar it is a matter of procedure whether the board considers the subdivision and minor subdivision or amendment to a major subdivision.

Paul Boisvert stated that the application should be an amendment to an existing subdivision, Dave Andreesen agreed.

Mike Cuomo stated he understands Mr. Boisvert's point. Mr. Cuomo stated that there are no septic plans on the subdivision plan, he did say he could add them if required.

Mr. Cuomo asked the board for a waiver on storm water. Mr. Cuomo asked for a waiver because it is a single new lot with low density. Mr. Cuomo pointed out that had the property not already been subdivided, it would be exempt from Planning Board process.

The site walk was scheduled for August 3rd at 5:30 PM.

- Major Subdivision, Sketch Plan. 100 Old Pine Hill Road (R-44, Lot 20)
Paul Hollis – Great Lots of Maine LLC

Ms. Connor stated that Paul Hollis will have DEP come out on Tuesday. Ms. Connor stated that it is paved, but is in rough shape.

Paul Hollis stated he has been developing for 31 years.

Mr. Hollis stated that the property is an estimated 40 acres. Mr. Hollis said that the property has not been surveyed. Mr. Hollis stated that in the future, more lots would be developed.

Mr. Hollis stated he has looked at the approvals for Haflinger Lane. Mr. Boisvert stated that the applicants of subdivision on Haflinger Lane wanted to do individual pump for the sewer system.

Paul Hollis said that the pumps are accepted in all the neighboring towns. Mr. Hollis stated that the homeowners must know and there must be someone that can attend to the pump within the hour. Mr. Hollis said that he is not against the pump station.

Mr. Hollis said that he has never done an individual pump system in a subdivision before.

Kathy Connor stated that the regulations state the sidewalks are a requirement that cannot be waived unless there are no other sidewalks to connect to.

Bobby Johnson, a butler who lives on Normand Court, asked if the public water and sewer came if the existing owners could tap in. Paul Hollis said he would be open to it and will offer it to everybody and it is not a big deal.

Site walk scheduled for August 17th at 5:30 PM.

Information Items

- Form Based Code Public Hearing is July 27th.

Public Comment

Adjournment

Motion: Sean Winston

Second: Dave Andreesen

VOTED – 4-0 in favor

Motion Passed

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

Opposed: None

Minutes prepared by Planning Technician, James Bellissimo, for consideration at the Berwick Planning Board's July 27, 2017 meeting.

Signed as Approved by the Board:

Signature

Date