



PLANNING BOARD MEETING MINUTES

Thursday August 17, 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; Nichole Fecteau

Regular Board Member(s) Absent:

Alternate Members Present:

Sean Winston; Michael LaRue

Alternate Member Absent:

Staff Members Present:

Kathy Connor Southern Maine Planning Development Commission; Joe Rousselle, Code Enforcement Office

Public Comment

Approval of Minutes

1. August 3, 2017

Motion: Paul Boisvert

Second: Niles Schore

VOTED – 4-0 in favor

Motion Passed

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

Opposed: None

Abstain: David Andreesen

Public Hearing

2. Berwick’s Form-Based Code – Design Standards in the Village Overlay District.

Niles Schore requested that the public notices be a part of the record.

Old Business.

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

Niles Schore recused himself.

Mr. Cuomo said he is proposing to split one lot into two lots. Mr. Cuomo said a culvert will be placed at the intersection of the driveway and Cranberry Meadow as requested by the Highway Foreman.

Paul Boisvert asked about the 300’ right of way and about the plan which shows 250’ plus a 50’ right of way, Mr. Boisvert asked if that was in compliance with standards.

Kathy Connor and Joe Rousselle said it was.

Motion: Paul Boisvert motioned to approve the Preliminary Plan for 331 Cranberry Meadow Road.

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Motion: Nichole Fecteau motioned to approve the Findings of Fact for 331 Cranberry Meadow Road.

Second: Sean Winston

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Motion: Nichole Fecteau motioned to approve the conditions to the amendment of subdivision plan for 331 Cranberry Meadow Road.

Second: Sean Winston

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

b. Amendment to Major Subdivision, Final Plan. 331 Cranberry Meadow Road (R-25, Lot 3) Michael Cuomo– LAMS, LLC

Motion: Nichole Fecteau motioned to approve the amendment of subdivision for 331 Cranberry Meadow Road.

Second: Sean Winston

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

4. Berwick’s Form-Based Code – Design Standards in the Village Overlay District.

Niles Schore recommended a change to the glaze requirement exceptions on page ten of the Form-Based Code.

Niles Schore pointed out exchanging Village Overlay District for the Main Street and Residential Neighborhoods.

The Village Overlay District application will require elevation drawings and a materials list.

Niles Schore asked if a tree died, that it be required to be replaced. Sean Winston stated that the standard warranty on landscaping is one year.

Motion: Paul Boisvert motioned to approve the Form-Based Code and recommend to Board of Selectmen as recommended.

Second: Niles Schore

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

New Business

Information Items

Kathy Connor shared the different street types as outlined in South Berwick’s ordinance. Ms. Connor stated that Berwick does have standards for different type of streets, but those types are not defined.

Public Comment

Adjournment

Motion: Sean Winston motioned to adjourn

Second: Michael LaRue

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Minutes prepared by Planning Technician, James Bellissimo, for consideration at the Berwick Planning Board’s September 7, 2017 meeting.

Signed as Approved by the Board:

Signature

Date