



PLANNING BOARD MEETING MINUTES

Thursday August 3, 2017
Town Hall Meeting Room
6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

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

Regular Board Member(s) Absent:

David Andreesen

Alternate Members Present:

Sean Winston; Michael LaRue

Alternate Member Absent:

Staff Members Present:

Kathy Connor Town Planner; Joe Rousselle, Code Enforcement Office; James Bellissimo, Planning Technician

Public Comment

Tom Dupuis of Narrow Gage Lane stated he attended to meeting to request the Board to relax the road paving requirement for more than two houses on a road. Mr. Dupuis stated that other towns have decided to go from two to five houses on a road for the requirement.

Paul Boisvert stated that this change would be a change to the Land Use Ordinance. James Bellissimo confirmed the earliest possible time to adopt the change would be at the Town Vote in the Spring.

Peter Cooke of Diamond Hill Road stated he would like to become a more informed resident of Berwick. Mr. Cooke asked when there will be a chance for Public Comment on the Code for the Downtown. Mr. Boisvert stated that tonight is part two of three for Public Comment at the Planning Board, and there will be an opportunity for Public Comment August 15th at the Board of Selectmen.

Mr. Cooke asked if the graphics will be available, and where would they be available. James Bellissimo stated that the process will be as transparent as possible. The only

reason to not share something is that plans can change, and when something is put out there and the plans change, that can lead to confusion.

Peter Cooke pointed out on the Envision Berwick page that there is a Goal Report from 2016.

Niles Schore stated that the draft of the Code has been available since Monday, that there will be a Public Hearing tonight, and there will be another Planning Board Public Hearing on the 17th.

Peter Cooke suggested a Public Forum for the public to understand the structural, environmental and societal impacts of the development. Mr. Cooke suggested the public does not fully understand the scope of the changes.

Niles Schore stated what the Board is doing is changing the rules for the development, and until a developer comes in front of the Board with a plan, they will not know what the impacts of the development will be.

Approval of Minutes

1. July 27, 2017

Motion: Nichole Fecteau

Second: Niles Schore

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Public Hearing

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

James Bellissimo went over the timeline:

Aug 11 – Draft is due to the Town Manager.

Aug 15 – Presentation to Board of Selectmen.

Aug 17 – Public Hearing at Planning Board.

Kathy Connor suggested the presentation may be at least a partial PowerPoint Presentation that can be shared on BCTV.

Sean Winston suggested adding photographs tied to sections of the code to the presentation. Mr. Winston suggested showing with an image what a building looks like with a zero setback.

Old Business

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

Niles Schore recused himself due to being an abutter to the project.

Michael Cuomo of LAMS LLC introduced the Major Subdivision amendment. Mr. Cuomo added some addition abutter information. Mr. Cuomo added a second sheet to the packet, the sheet shows the original subdivision. Mr. Cuomo showed a typical driveway sketch as requested.

Mr. Boisvert requested a change to Mr. Cuomo’s locus map to clarify the Town Tax Map and Subdivision plan have different lot numbers.

Mr. Boisvert read the waiver requests from the applicant.

Motion: Nichole Fecteau motioned to accept the stormwater waiver.

Second: Paul Boisvert

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Motion: Nichole Fecteau motioned to accept the erosion control waiver.

Second: Paul Boisvert

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Motion: Nichole Fecteau motioned to accept soil survey waiver.

Second: Sean Winston

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Motion: Nichole Fecteau motioned to accept the application complete as amendment.

Second: David Dow

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Motion: Paul Boisvert motioned to waive the Public Hearing on the application.

Second: Nichole Fecteau

Nichole Fecteau and Sean Winston agree that if this was not a part of a subdivision, the split would not have to come in front of the Planning Board, for that reason a Public Hearing is not essential.

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

New Business

- 4. Request to change Village Overlay District to include 55 School Street (U3-1)

Niles Schore re-joined the Planning Board.

Mr. Boisvert introduced Andrea Burns’ request for 55 School Street to be included in the Village Overlay District.

Kathy Connor stated that the timeline would not allow enough time to make the November vote.

Sean Winston asked at what point would the Village Overlay stop if abutters kept opting in. Kathy Connor stated that it would stop with the Planning Board.

Information Items

- 5. Public Hearing on Berwick’s Form-Based Code/Design Standards August 17th at 6:30 PM.

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; Michael LaRue

Opposed: None

Abstain: None

Minutes prepared by Planning Technician, James Bellissimo, for consideration at the Berwick Planning Board’s August 17, 2017 meeting.

Signed as Approved by the Board:

Signature

Date