



PLANNING BOARD MEETING MINUTES

Thursday September 21, 2017

Town Hall Meeting Room

6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

Paul Boisvert (acting Chair); David Dow; Niles Schore;

Regular Board Member(s) Absent:

David Andreesen; Nichole Fecteau

Alternate Members Present:

Michael LaRue (voting member)

Alternate Member Absent:

Sean Winston

Staff Members Present:

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

Public Comment

Brian Rhodus of 44 Old Pine Hill Road South stated that he does not believe that child care on 46 Old Pine Hill Road South is safe because of the road and the pond. Mr. Rhodus stated his only concern is for the children.

Paul Boisvert stated that nothing has yet come through the Planning Office and when an application is submitted, the child care use would be a considered a Conditional Use and a public hearing would be held and abutters would be notified.

Approval of Minutes

1. September 7, 2017

Motion: Niles Schore motioned to approve the minutes.

Second: David Dow

VOTED – 3-0 in favor

Motion Passed

In favor: David Dow; Niles Schore; Michael LaRue;

Opposed: None

Abstain: Paul Boisvert

Public Hearing

Old Business

2. Conditional Use Application. 387 School Street (R-54, Lot 4)
Mini-Storage Facility – PK Storage LLC

Neil Rapoza of Civil Consultants stated that he represents Paul Kennedy and PK Storage.

Mr. Rapoza stated that the base will be compact gravel and he stated they are proposing 4 new buildings, one building will be used for office space. Parking will be used only to serve the site.

Mr. Rapoza stated that the project will require a storm water PBR from the DEP.

Motion: Niles Schore motioned schedule a public hearing for October 5th. This is the second scheduled public hearing.

Second: Michael LaRue

VOTED – 4-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

New Business

Information Items

Kathy Connor presented the latest draft of the Form Based Code to the Selectmen with changes recommended from the Town's attorney.

Public Comment

Adjournment

Motion: Michael LaRue motioned to adjourn

Second: Niles Schore

VOTED – 4-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Minutes prepared by Planning Technician, James Bellissimo, for consideration at the Berwick Planning Board's October 5, 2017 meeting.

Signed as Approved by the Board:

Signature

Date