



PLANNING BOARD MEETING MINUTES

Thursday January 11, 2018

Town Hall Meeting Room

6:30 p.m.

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), Michael LaRue

Alternate Member Absent:

Staff Members Present:

James Bellissimo, Town Planning Tech

Public Comment

Approval of Minutes

1. December 7, 2017

Paul Boisvert pointed out a mistake on the adjournment section.

Motion: Paul Boisvert made a motion to approve the minutes as amended.

Second: Niles Schore

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

New Business

Amendments to the Subdivision Regulation & Land Use Ordinance.

Notice to Registry

Niles Schore asked why the board would not put the notice in the registry. Paul Boisvert asked if putting the notice in the registry is the Planning Board's job. Sean Winston said the Board should not take it out. Mr. Schore and Mr. Boisvert agreed the notice should be in the registry, the question is whose responsibility it is. The board asked for further clarification.

Replacing a building on a non-conforming lot

The board agreed to write language to allow exceptions on Route 4 and major corridors.

Recreational Marijuana

Sean Winston asked what would happen if a Medical Marijuana facility wanted to do Recreational Marijuana. Dave Andersen said it would be a change of use

Cost Recovery Changes

James Bellissimo shared a proposed update to the cost recovery to cover the new costs of noticing.

Subdivision Regulations

James Bellissimo shared that Berwick's subdivision cost recovery is complicated and what South Berwick does is simpler, and costs are collected up front. James suggested adding cost recovery for sketch plan in the subdivision process.

Sidewalk Waiver

The Rec Master Plan committee has discussed that instead of the Planning Board waiving sidewalks, that the developer contribute a given already identified stretch of sidewalk or equal or less value as identified by the Berwick sidewalk plan. Niles asked if the Town is more concerned about sidewalks or storm water management and he said you cannot have both.

Paul Boisvert said that sidewalks will make their way to R2 eventually.

Niles Schore said that the Board requires further legal consultation.

Niles Schore and Paul Boisvert said that when anybody asked for a waiver on sidewalks, they were granted.

Sean Winston stated that the curbing should be granite and not asphalt curbing.

Niles Schore said that the reason the sidewalks were waived on Morning Dove Court due to rainwater runoff concerns and instead of sidewalks, open space was created.

Dave Andreesen asked what the criteria for a waiver is.

Comprehensive Plan

Niles Schore asked if the Town is in compliance with the State of Maine's growth laws. James Bellissimo said that it is important to identify where growth should grow and where it should not and that the process should engage the community.

There was a discussion of splitting up the R2 district because of the size of the district. Niles Schore said that R2 is two or three distinct districts.

Paul Boisvert introduced the idea of splitting R2 into R2-A, R2-B, R2-C. Dave Andreesen asked if R1 should be expanded as well. Mr. Andreesen said that parts of R2 such as Haflinger, Morning Dove Ct. really feel more like R1.

Niles Schore said that millennials are looking for single family housing at a much later age and that Berwick should keep this in mind for development of apartments to attract and retain young people in town.

Niles Schore asked James Bellissimo to discuss with Kathy Connor a process of getting a Comprehensive Plan done. Mr. Bellissimo shared his idea of splitting the Comprehensive Plan cost over three years. Dave Andreesen and Niles Schore stated that doing a new Comprehensive Plan has been a need since they joined the Planning Board.

Adopting the Subdivision Regulations

Paul Boisvert and Dave Andreesen agreed adopting the Regulations would give it more teeth.

Differing versions, loose sheets in the Subdivision Regulations

James Bellissimo said there is a different version online than a copy in the Planning Office, it is unclear which is the most current version. The online version has a single loose sheet which explains the amendments, but the amendments are not integrated into the actual document and sections where they belong.

Role of Planning Board in new Comprehensive Plan

The Board discussed the idea of having a Planning Board ambassador for Comprehensive Plan subcommittees.

Impermeability

The definition of impermeable surfaces includes gravel and other non-paved surfaces, which according to an engineer is equivalent to asphalt paving when compacted. Niles Schore asked to check.

Recreational Marijuana

Niles Schore said the State may not have anything by May. Paul Boisvert said that the five categories should be considered separately for land use issues.

Paul Boisvert and Niles Schore discussed whether the Town had to opt-in or opt-out. The Board agreed writing ordinances is difficult because it is unclear what the laws will be at the State level.

Niles Schore requested from Kathy Connor an update of what the committee is doing.

Mr. Schore stated the Board of Selectmen and Planning Board should meet soon and regularly meet quarterly.

Information Items

Paul Boisvert shared the difference between Democracy and a Republic.

March 15th is Maine's anniversary of being adopted into the Union. There will be a Berwick Historical Society event, with Planning Board member Niles Schore presenting on the US and Maine Constitution.

Public Comment**Adjournment**

Motion: Michael LaRue

Second: Sean Winston

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Minutes prepared by Planning Tech James Bellissimo, for consideration at the Berwick Planning Board's January 18, 2018 meeting.

Signed as Approved by the Board:
