



PLANNING BOARD MEETING MINUTES

Thursday January 18, 2018

Town Hall Meeting Room

6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

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

Regular Board Member(s) Absent:

Alternate Members Present:

Michael LaRue

Alternate Members Absent:

Sean Winston

Staff Members Present:

Kathy Connor, Town Planner

Public Comment

Approval of Minutes

1. January 11, 2017

Motion: Dave Andreesen motioned to table the minutes.

Second: Paul Boisvert

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Approval of minutes was tabled until the Planning Board's February 1, 2018 meeting.

New Business

- 2. Conditional Use Application. Residential & Holistic Healing Center. Mistee Boyd.
8 Wilson Street (U4, 140-1)**

Kathy Connor stated that for mixed-use in the Commercial/Industrial Zone, 15,000 is required. There is a 1,200 ft² difference from what is needed. Dave Andreesen pointed out that if it was in the Village Overlay District, the lot size would not be an issue.

Kathy Connor pointed out several abutting lots of the Village Overlay Districts are businesses and it would make sense to include them in the Village Overlay District.

- 3. Conditional Use Application: Medical Marijuana Production Facility. Paper Birch Property LLC. (R70-12-1) 357 Portland Street.**

Kathy Connor explained that Geoff Aleva sent Ms. Connor revised plans two days before the Planning Board meeting. Geoff Aleva of Civil Consultants said the plans hadn't changed all that much and introduced the project.

Mr. Aleva said they met with the Berwick Police Department. The tenants will give their contact information to the Berwick Police Department in the event of a need of contact.

The project will be phased. The applicant will be the landlord and will lease space, because of this according to Mr. Aleva there will be low traffic generated. The first phase building will be split into two separate units, with separate bathrooms and entrances.

Kathy Connor said that having an odor control plan for each tenant would put a lot of work on the Town's Code Enforcement Officer. At the end of the phasing, there will be 19,000 ft².

Mr. Aleva said there will be carbon filtration at a minimum.

The application will be continued through to the next meeting, February 1, 2018.

- 4. Sketch Plan. 115 Old Pine Hill Road (U7-47). LRB Leasing.**

The application is for three apartment buildings, with six units for each building. Kathy Connor said the applicant is requesting waivers on soil test, sidewalks and storm water.

Chris Mende introduced himself as a representative of Les Bodwell. Mr. Mende said the parking design's purpose is to minimize paving.

Mr. Mende said the waiver for sidewalks come from the fact that there are no sidewalks on Old Pine Hill Road. Dave Andreesen said not yet. There will be sidewalks connecting the parking area to the buildings. The waiver asked for is on Old Pine Hill Road.

Les Bodwell asked if there was a formal sidewalk master plan. Niles Schore said nothing has happened yet. Mr. Bodwell said he would be happy to look at what the Town has for a sidewalk plan.

Information Items

There will be a two-week deadline before each Planning Board meeting to submit materials.

James Bellissimo will put the Village Overlay District change on New Business on the next agenda.

There was a discussion on sidewalks, potential CIP plans including sidewalks, and how to connect sidewalks from the Downtown to key surrounding areas.

Public Comment

Adjournment

Motion: Michael LaRue motioned to adjourn.

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Minutes prepared by Town Planning Technician James Bellissimo, for consideration at the Berwick Planning Board’s February 1, 2018 meeting.

Signed as Approved by the Board:
