



PLANNING BOARD MEETING MINUTES

Thursday October 18, 2018

Town Hall Meeting Room

6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

David Andreesen; Nichole Fecteau; Paul Boisvert; Niles Schore; Sean Winston

Alternate Members Absent:

Michael LaRue

Staff Members Present:

Lee Jay Feldman, Town Planner; Dan Vincent, Code Enforcement Officer

Public Comment

Approval of Minutes

1. October 4, 2018

Motion: Nichole Fecteau motioned to approve the minutes as amended

Second: Paul Boisvert

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Public Hearing

2. Medical Marijuana Production Facility. 513 Portland Street, RC/I Zone. Tricann Alternatives.

Mike Bataran of 519 Portland Street introduced himself. Mr. Bataran brought up the issue of the well he said to make sure it is on record. Mr. Bataran said the previous owner of 513 Portland Street did not help when there were well issues. Mr. Bataran asked what the hours of operation will be, if sprinklers will be required and what the expected odor will be.

Jessica Feenstra, property owner of 513 Portland Street introduced herself. Ms. Feenstra said the well and septic issues have been addressed. Ms. Feenstra said her and her husband addressed the past well issues and would do their fair share with the well. Ms. Feenstra said Mr. Barth will be using water for commercial kitchen applications. Ms. Feenstra also said the expansion of the salon is for nails. Ms. Feenstra said she does not want residential apartments.

Mr. Bataran said the existing foundation is illegal.

Old Business

3. Medical Marijuana Production Facility. 513 Portland Street, RC/I Zone. Tricann Alternatives.

Lee Jay Feldman said the well is in the deed. Mr. Feldman addressed the issues that were brought up by Mr. Bataran. Mr. Feldman said if they wanted to grow, they would have to come back to the Planning Board. Mr. Feldman said the salon could expand without having to come to the Planning Board because it fits under the approved use.

Dan Vincent said the existing foundation is in buildable condition (not a comment on legality of structure) and that the sprinklers would probably be up to the Fire Chief.

Paul Boisvert said the Board of Appeals variance for the property should be reviewed. Mr. Boisvert brought up the well and said access to the well could be a problem if its electric service is shut off.

Aaron Barth said his processing will be about 500 square feet. Mr. Barth said the vehicles to the building will be UPS or Fed Ex. Tricann's hours of operation at 513 Portland Street will be 9am to 5pm.

The Planning Board emphasized every Conditional Use Application should be sent to every Department in Berwick.

Niles Schore pointed out Finding of Fact number 10 and 11 should be amended from non-applicable to the standard has been met.

Motion: Nichole Fecteau motioned to approve the Findings of Fact as amended.

Second: Niles Schore

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; Paul Boisvert; Niles Schore, Nichole Fecteau; Sean Winston

Opposed: None

Abstain: None

Motion: Nichole Fecteau motioned to approve the Conditions of Approval for the project.

Second: Paul Boisvert

Paul Boisvert requested a memo from the Fire Department. There was a discussion about conditioning a response from the Fire Department. Lee Jay Feldman said the best thing to do at this point is receive a memo to be put in the file.

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; Paul Boisvert; Niles Schore, Nichole Fecteau; Sean Winston

Opposed: None

Abstain: None

Motion: Sean Winston motioned to approve the application for Tricann Alternatives at 513 Portland Street.

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; Paul Boisvert; Niles Schore, Nichole Fecteau; Sean Winston

Opposed: None

Abstain: None

Information Items

Public Comment

Adjournment

Motion: Sean Winston motioned to adjourn.

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; Paul Boisvert; Niles Schore, Nichole Fecteau; Sean Winston

Opposed: None

Abstain: None

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

Signed as Approved by the Board:
