



PLANNING BOARD MEETING MINUTES

Thursday October 4, 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;

Regular Members Absent:

Sean Winston

Alternate Members Present:

Michael LaRue (voting member)

Staff Members Present:

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

Public Comment

Mark Pendergast of 220 Blackberry Hill Road introduced himself as an abutter to 513 Portland Street. Mr. Pendergast said there will not be enough water to supply the building because it is shared with his building and water has run out before. Mr. Pendergast stated the water situation needs to be figured out.

Jessica Feenstra of 9 Blackmore Road introduced herself and is the property owner of 513 Portland Street. Ms. Feenstra said she called Mark Pendergast and that the well is part of the deed, and the septic has been inspected.

Approval of Minutes

1. September 20, 2018

Nichole Fecteau pointed out a typo.

Motion: Nichole Fecteau motioned to approve the minutes as amended.

Second: Niles Schore

VOTED – 4-0 in favor

Motion Passed

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

Opposed: None

Abstain: Michael LaRue

Public Hearing

2. Minor Subdivision. 195 Blackberry Hill Road, R3 Zone. DeGrappo Builders, LLC.

Old Business

2. Minor Subdivision. 195 Blackberry Hill Road, R3 Zone. DeGrappo Builders, LLC.

Because of the way the property was split, a certain lot was not homestead exempted. For this reason, this project went before the Planning Board for subdivision.

Motion: Nichole Fecteau motioned to approve the Findings of Fact

Second: Paul Boisvert

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Motion: Paul Boisvert motioned to waive soil survey

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Motion: Paul Boisvert motioned to waive Open Space requirement

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Motion: Paul Boisvert motioned to waive article 6.19 as the requirement is not applicable.

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Motion: Paul Boisvert motioned to waive Section 6.21 because scale of project makes the requirement non-applicable.

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Motion: Nichole Fecteau motioned to approve the Subdivision Application for 195 Blackberry Hill Road.

Second: Dave Andreesen

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

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

The Planning Board visited the Tricann location in North Berwick and the proposed building site.

Aaron Barth of Tricann Alternatives introduced himself and said that his company will be doing ethanol extraction as well. Mr. Barth said he shared his security plan with the Berwick Police Department.

Mr. Barth said the water usage will be a bathroom and standard commercial kitchen use for washing pots and pans.

Jeremy Feenstra, co-owner of 513 Portland Street introduced himself. Mr. Feenstra said a residential tenant is being removed so water consumption overall could be going down. There was no mention of water issues in the real estate disclosure.

Aaron Barth clarified and amended a statement from a prior Planning Board meeting. Mr. Barth stated he would consider applying for a Recreational Marijuana license to be able to provide medicine to patients who do not want to apply for a Medical Marijuana license for personal and professional reasons.

Mark Pendergast said first he apologized and he did agree they are cleaning up the area and building. Mr. Pendergast said the well is the issue and now is a good time to figure out. Mr. Feenstra said he would be willing to pay his fair share of expense with the well.

Lee Jay Feldman said the problem is a civil matter.

Paul Boisvert explained the history of the location, a lot of the changes happened before zoning.

Jessica Feenstra said the water gets pumped back from her property to the rest of the properties and that it is filtered at her property.

Paul Boisvert and Lee Jay Feldman agreed they would like to see the deeds and easements to the well.

Motion: Dave Andreesen motioned to postpone the application

Second: Paul Boisvert

Nichole Fecteau stated she disagreed because the application is complete and asking anymore from the applicant is beyond the scope of the requirements of the application.

Dave Andreesen withdrew his motion.

The Planning Board requested legal proof 513 Portland Street has permanent access to the well.

Jessica Feenstra re-iterated the property was approved as two apartments, seven offices and a storage unit. Ms. Feentra stated she has an occupancy permit.

Motion: Dave Andreesen motioned that the application is complete.

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

A Public Hearing was scheduled for October 18th.

Information Items

Public Comment

Adjournment

Motion: Michael LaRue motioned to adjourn

Second Dave Andreesen

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Minutes prepared by Town Planning Technician James Bellissimo, for consideration at the Berwick Planning Board's October 4, 2018 meeting.

Signed as Approved by the Board:
