



PLANNING BOARD MEETING MINUTES

Thursday February 1, 2018

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:

Sean Winston (voting member), Michael LaRue (voting member)

Alternate Member Absent:

Staff Members Present:

Kathy Connor, Town Planner

Public Comment

Approval of Minutes

1. January 11, 2017

Motion: Niles Schore motioned to approve the minutes as presented.

Second: None

Paul Boisvert said there should be three things added. Mr. Boisvert pointed out a typo on Haflinger Lane, requested to add “for land use issues” under recreational marijuana, and requested to add more detail on a presentation on March 15th by Planning Board member Niles Schore.

Motion: Paul Boisvert motioned to amend Niles’ motion to accept the minutes.

Second: Michael LaRue

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

- January 18, 2017

Motion: Niles Schore motioned to adopt the minutes as presented.

Second: Michael LaRue

VOTED – 4-0 in favor

Motion Passed

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

Opposed: None

Abstain: Sean Winston

Public Hearing

2. Proposed amendment to the Village Overlay District (U3-1) 55 School Street. Andrea & Rick Burns.

(Chair Dave Andreesen entered at this time.)

Nobody came to the podium during public comment.

Old Business

2. Proposed amendment to the Village Overlay District (U3-1) 55 School Street. Andrea & Rick Burns.

55 School Street is currently in the Commercial/Industrial Zone and abuts the Village Overlay District, the applicants are requesting their property to be included in the Village Overlay District.

Andrea Burns of 55 School Street said they would like to further develop their property. Ms. Burns said there are two properties that abut her property that are in the Village Overlay District.

Paul Boisvert brought up that the Planning Board is considering expanding the district even further.

Kathy Connor said that Ms. Burns will not have to go to the Planning Board for the addition of the apartment, Ms. Connor said that she will go to the Code Enforcement Officer.

Motion: Niles Schore motioned to recommend to the Selectmen the proposed Land Use Map amended to include 55 School Street U3-1 in the Village Overlay District.

Second: Paul Boisvert

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: Sean Winston

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

Geoff Aleva of Civil Consultants said the Berwick Fire Chief requested a larger turn radius and Knox Box. Mr. Aleva also shared his correspondence with the Berwick Police Chief.

Mr. Aleva requested a waiver on landscaping, citing that they will be using the existing tree growth and will only cut what is needed. Mr. Aleva asked what the definition of continuous landscape buffer is.

There was an extended discussion on filtration and odor mitigation. Mr. Aleva summarized the odor control plan each tenant will have to follow. Niles Schore stated he would like to see a minimum plan so the public has a chance to review.

Site walk set for 4:30PM on Thursday the 15th.

4. Major Subdivision, Sketch Plan. Normand Court (R-44, Lot 20)
Paul Hollis – N.C. Berwick L.L.C.

The Planning Board did a site walk in July. Since that meeting, Paul Hollis decided to expand to 16 lots. Paul Hollis is presenting a phased project.

The plan shows a roadway which will meet town standard with connections to public water and sewer, with a required pump station. Mr. Hollis said he expects the houses to be valued in the \$280,000 to \$350,000 range.

Paul Hollis is working out a deal to sell part of the property to avoid State Site Plan, he will buy the property back for Phase II and do the Site Plan then.

Kathy Connor said that lot 14 would be considered a Flag Lot in some communities and would not be allowed.

Site walk set for 5:00PM on March 1st.

5. Amendments to the Land Use Ordinance & Subdivision Regulations

Various amendments were read and agreed upon, where there was a suggestion of amendment, it will be noted below.

Retail Marijuana

Niles Schore suggested adding a line to the use table to prohibit retail marijuana until the State determines their laws.

Cost Recovery

The Planning Board asked for further clarification.

Sidewalks

Niles Schore asked if the Town wants sidewalks or not want sidewalks.

Public Hearing set for February 15th.

New Business

6. Amendments to the Village Overlay District

Troy Conary of 62 School Street said he is not looking at developing anything currently but is interested in learning what can be done if his project was inside the Village Overlay District.

Rick Burns said that the logic to expand as the Planning Board intends to also makes sense for the other side of School Street.

Motion: Paul Boisvert motioned to amend Village Overlay District to include outlined lots.

Second: Dave Andreesen

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Information Items

Public Comment

Adjournment

Motion: Sean Winston motioned to adjourn.

Second: Michael LaRue

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Minutes prepared by Planning Tech James Bellissimo, for consideration at the Berwick Planning Board's February 15, 2018 meeting.

Signed as Approved by the Board:
