



PLANNING BOARD MEETING MINUTES

Thursday February 15, 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; David Dow;

Regular Board Member(s) Absent:

Niles Schore

Alternate Members Present:

Sean Winston (voting member), Michael LaRue

Alternate Member Absent:

Staff Members Present:

Kathy Connor, Town Planner; James Bellissimo, Planning Tech

Public Comment

Approval of Minutes

1. February 1, 2018

Paul Boisvert requested to add “to” between motion and accept, and to add “the minutes.” Mr. Boisvert also requested to add detail on Andrea Burns’ property that it abuts property that is in the Village Overlay District.

Motion: Paul Boisvert

Second: Dave Andreesen

VOTED – 4-0 in favor

Motion Passed

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

Opposed: None

Abstain: Nichole Fecteau

Old Business

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

Geoff Aleva of Civil Consultants said they listened to the Planning Board questions and requests. Mr. Aleva said they submitted new plans along with an odor control plan to address requests. Aleva
Paul Boisvert summarized the site walk.

Geoff Aleva said that the natural vegetation disturbed will be from the septic system and CMP power line, which CMP will dictate where that goes.

Mr. Aleva summarized the odor control plan. Mr. Aleva said there will be engineering controls to push odors to a carbon scrubber. Mr. Aleva said there is a requirement to change the carbon scrubber every six-month with documentation.

Paul Venuti said that there will be one caregiver per space, and that the caregiver can have up to 36 mature plants at a time.

Mr. Aleva stated that the excess water will go into a holding tank, the holding tank will be the tenant’s responsibility to have pumped.

Sean Winston said there may not be as much of screening as people may think due to CMP pole and septic. Mr. Winston said younger White Pines may be appropriate to supplement the natural screening. Nichole Fecteau suggested to hold off until the Public Hearing.

Paul Boisvert asked about the Landscaping waiver and if they granted it, would it restrict them from asking about landscaping later in the process. Kathy Connor stated that the waiver is for the application requirement.

Motion: Dave Andreesen motioned to move the application complete with a waiver to the landscaping plan submission requirement, with the condition that landscaping may be revisited later.

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

3. Conditional Use Application. Residential & Holistic Healing Center – Professional Office. Recreation Facility (Yoga) Medical Office (Family Whole Health Appointments). Mistee Boyd. 8 Wilson Street (U4, 140-1)

Mistee Boyd shared the parking agreement with the abutting Methodist Church. Ms. Boyd said that the hours of operations are seven days a week. Kathy Connor said that Service Business would cover the range of uses for the Conditional Use.

Motion: Paul Boisvert motioned that the application is complete.

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Public Hearing Set for March 1 6:30PM

New Business

Information Items

4. **Berwick Fact Sheet** – Stormwater Discharges from Municipal Separate Storm Sewer Systems

James Bellissimo summarized the Fact Sheet to the Berwick Planning Board, highlighting the key points which apply to the Berwick Planning Board.

Paul Boisvert pointed out at the corner of Moulton and Saw Mill Hill is an example of work completed for the MS4 Program.

- Public Hearing on Land Use Ordinance and Zoning Map – March 1.

Dave Andreesen pointed out a concern that the 4:1 ratio of residential to commercial was removed. Kathy Connor advised to not put too many restrictions on development at first, and that there is plenty of time to make adjustments as things happen organically.

Nichole Fecteau brought up the idea of having square footage requirements for the different lots.

Sean Winston said it would be easier to have it in place, and if they requested to do something else, Dave Andreesen said they could scale it back.

Nichole Fecteau said she would like to see data supporting any ratio and a working example from another community.

Public Comment

Adjournment

Motion: Michael LaRue

Second: Paul Boisvert

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

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

Signed as Approved by the Board:
