



PLANNING BOARD MEETING MINUTES

Thursday March 15, 2018

Town Hall Meeting Room

6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

David Andreesen; Paul Boisvert; David Dow; Niles Schore

Regular Board Member(s) Absent:

Nichole Fecteau

Alternate Members Present:

Michael LaRue (voting member)

Alternate Member Absent:

Sean Winston

Staff Members Present:

Lee Jay Feldman, Town Planner

Public Comment

Approval of Minutes

1. March 1, 2018

Motion: Paul Boisvert motioned to approve the minutes as presented.

Second: Michael LaRue

VOTED – 4-0 in favor

Motion Passed

In favor: David Andreesen; Paul Boisvert; David Dow; Michael LaRue

Opposed: None

Abstain: Niles Schore

Old Business

- 2. Findings of Fact -** Conditional Use Application. Mistee Boyd. 8 Wilson Street (U4, 140-1).

Motion: Paul Boisvert motioned to approved the Findings of Fact as written.

Second: David Dow

VOTED – 4-0 in favor

Motion Passed

In favor: David Andreesen; Paul Boisvert; David Dow; Michael LaRue

Opposed: None

Abstain: Niles Schore

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

Mr. Feldman explained the changes submitted by Geoff Aleva of Civil Consultants. At least seven white pines along Portland Street and a provision for at least six on the south side of the property were added to the plan. Mr. Aleva said he wanted to make sure the odor control aspects were covered in the Conditions of Approval.

Motion: Niles Schore motioned to approve the Findings of Fact.

Second: Michael LaRue

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Motion: Niles Schore motioned to approve the Conditions of Approval.

Second: Michael LaRue

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Motion: Michael LaRue motioned to approve the application.

Second: Niles Schore

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

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

Lee Jay Feldman advised the board to ask the applicant about density and the piece of land that extends to Pine Hill Road.

Geoff Aleva said there has been a high intensity soil completed. Mr. Aleva said another change made is instead of having one road, there will be a loop access one-way in and a one-way out.

Les Bodwell of LRB Leasing asked the Planning Board if he created an open space for community use, would the Town maintain it. Because Mr. Bodwell has used all the density, it cannot be built on. Mr. Feldman said he would consult with the Town Manager on the Town's policy.

There was a discussion on wetlands and storm water runoff design.

Site Walk was scheduled for April 5th at 5:30PM.

New Business

5. Sketch Plan. Minor Subdivision. Ridlon Road (R24-5). Corliss Properties.

Mr. Feldman said the plan submitted raises more questions than answers.

Mr. Feldman said with the information given, the application will be an amendment to a subdivision.

Information Items

Public Comment

Adjournment

Motion: Michael LaRue

Second: Paul Boisvert

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; Paul Boisvert; David Dow; Niles Schore, Michel LaRue

Opposed: None

Abstain: None

Minutes prepared by Town Planning Technician James Bellissimo, for consideration at the Berwick Planning Board's April 5, 2018 meeting.

Signed as Approved by the Board:
