



PLANNING BOARD MEETING MINUTES

Thursday April 19, 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:

Sean Winston

Alternate Member Absent:

Michael LaRue

Staff Members Present:

James Bellissimo; Planning Tech; Lee Jay Feldman, Town Planner

Public Comment

Approval of Minutes

1. April 5, 2018

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

Second: Niles Schore

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

New Business

2. Planning Board needs

Dave Andreesen summarized a discussion he had with the Town Manger about the Planning Board process.

Niles Schore said the Planning Board needs planning assistance and lawyer assistance with things happening at Prime, changes in the Land Use Ordinance for marijuana, design standards and review of the growth provisions.

Mr. Schore said the day-today applications coming in and the work done is not the problem. The problem is the other stuff, the amendments that need to be written for when an application comes in, the ordinance is written in the way the Planning Board needs it. James Bellissimo said that with the extra ten hours a week for Planning, that gives him the time to be proactive.

3. Design Standards & Overview of Section 6.4

Sean Winston said he would like to see sign and lighting design standards.

Lee Jay Feldman referenced the Portsmouth and Kittery zoning codes as an example of standards that have already been completed. Mr. Feldman said the code revolves around photos from which the Planning Board would wish the developer to emulate. Mr. Feldman suggested created a booklet to show a developer a guide, and then have the developer submit architectural renderings of what they are going to build.

Dave Andreesen and Sean Winston agreed residential should not be on the first floor of the potential Main Street.

The Planning Board wants assurance that there will be some new commercial development in the new constructed buildings. The Board suggested modifying the 4:1 ratio in Section 6.4.

Zoning Map

Paul Boisvert brought up amending the Berwick Zoning Map. Lee Jay Feldman asked the Board to be sure the changes are supported by the Town's Comprehensive Plan. The idea Mr. Boisvert shared was the grade out R2, with pieces of R2 becoming R1, and pieces of R2 becoming R3.

James Bellissimo said the Rec Master Plan and Berwick for a Lifetime Plan will be added to the Town's Comprehensive Plan, and that would be a good time to amend the Comprehensive Plan.

Retail Marijuana

Retail Marijuana is prohibited until the State of Maine finalizes the bill.

Information Items

Sean Winston brought up a community which is suing their City because their Planning Board waived sidewalk requirements. There was a discussion about the Berwick Planning Board waiving sidewalks. James Bellissimo said he can work on a Berwick Sidewalk Plan.

Public Comment

Adjournment

Motion: Paul Boisvert

Second: Sean Winston

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Minutes prepared by Town Planning Technician James Bellissimo, for consideration at the Berwick Planning Board’s May 3, 2018 meeting.

Signed as Approved by the Board:
