



# PLANNING BOARD MEETING MINUTES

Thursday May 17, 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; Nichole Fecteau*

### ***Alternate Members Present:***

*Sean Winston; Michael LaRue*

### ***Staff Members Present:***

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

## Public Comment

## Approval of Minutes

### 1. May 3, 2018

Sean Winston pointed out a couple typos.

**Motion:** Nichole Fecteau motioned to accept the minutes as amended.

**Second:** Niles Schore

**VOTED – 5-0 in favor**

### **Motion Passed**

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

Opposed: None

Abstain: None

## Public Hearing

2. Redimix Companies, Inc. Expansion of garage for Wash Bay.  
541 Portland Street (R72-7A) RC/I District.

Justin Zdunczyk of Redi Mix Companies introduced himself and the project. Mr. Zdunczyk passed a handout to the Planning Board illustrating the waste water evaporator.

**Old Business**

2. Redimix Companies, Inc. Expansion of garage for Wash Bay.  
541 Portland Street (R72-7A) RC/I District.

Lee Jay Feldman stated there were no issues that came up during the site walk. The Planning Board confirmed there will not be a large influx of traffic due to the Farmington shop closing.

**Motion:** Niles Schore motioned to approve the Conditions.

**Second:** Paul Boisvert

**VOTED – 5-0 in favor**

**Motion Passed**

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

Opposed: None

Abstain: None

**Motion:** Nichole Fecteau motioned to approve the application.

**Second:** David Dow

**VOTED – 5-0 in favor**

**Motion Passed**

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

Opposed: None

Abstain: None

**New Business**

3. Subdivision Amendment. 569 Portland Street. (R72 lots 9,9-1,9-2). Applicant: Paul.

Lee Jay Feldman explained the amendment. The applicant is requesting to change a three-lot subdivision into two lots, which effectively eliminates the subdivision. The request will flip the frontage of a particular lot, keeping it a three-lot subdivision would create a non-conforming lot due to a lack of frontage.

**Motion:** Dave Andreesen motioned to approve the amendment, by approving the consolidation of two lots.

**Second:** Nichole Fecteau

**VOTED – 5-0 in favor**

**Motion Passed**

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

Opposed: None

Abstain: None

4. Sketch Plan. Minor Subdivision at Cranberry Meadow & Old Sanford Road (R42 3)  
Applicant: Clement

Steve Clement introduced himself and she he was there for his Aunt and Uncle. The Planning board confirmed what is needed is a plan that shows the entire parcel.

*Public Hearing set for June 7<sup>th</sup>*

**Land Use Ordinance Amendments**

5. Section 6.4.2.6.F

Niles Schore requested the Planning Department report the 4:1 residential to commercial statistic once or twice a year.

**Motion:** Niles Schore recommended to pass the amendment to the Selectmen at the appropriate time.

**Second:** Paul Boisvert

**VOTED – 5-0 in favor**

**Motion Passed**

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

Opposed: None

Abstain: None

## 6. Design Standards

### Information Items

Recreational Marijuana Ordinance – Lee Jay Feldman stated he needs some direction.

Mr. Feldman said a process could be put into place for retail marijuana proposals, the process could limit to one or two retail stores in town, and then the Town could put out an RFP, with the best offer being granted the permit. James Bellissimo said there is an interested party who would like to sell retail marijuana in Downtown Berwick.

Paul Boisvert suggested a public forum to determine where retail marijuana should go, and how many should be allowed in Berwick.

Lee Jay Feldman said a good place to start is to put circles on a map where schools are, and that will eliminate those areas. Mr. Andreesen said he would like to see them in the RC/I District.

### Public Comment

### Adjournment

**Motion:** Sean Winston motioned to adjourn

**Second:** Paul Boisvert

**VOTED – 5-0 in favor**

### Motion Passed

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

Opposed: None

Abstain: None

Minutes prepared by Town Planning Technician James Bellissimo, for consideration at the Berwick Planning Board's June 7, 2018 meeting.

Signed as Approved by the Board:

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