



PLANNING BOARD MEETING MINUTES

Thursday May 3, 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:

Michael LaRue

Alternate Member Absent:

Sean Winston

Staff Members Present:

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

Public Comment

Approval of Minutes

1. April 19, 2018

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

Second: Niles Schore

VOTED – 4-0 in favor

Motion Passed

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

Opposed: None

Abstain: Nichole Fecteau

New Business

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

Lee Jay Feldman described his memo to the Board. Mr. Feldman said a couple things should be discussed during the application process. Lee Jay asked if there were going to be a trash receptacle kept on site and Mr. Feldman said he wasn't sure if there would be troubles with the trucks getting around on site.

Justin Zdunczyk from Pike introduced himself. Mr. Zdunczyk said if there are problems with trucks moving around, things can be moved, there is more property on the site. There will be a water evaporator to take care of the water on site. If there is any sediment in the evaporator, a company will come in to remove it.

Site walk scheduled for May 17th at 5:30PM

Motion: Niles Schore motioned that the application is complete.

Second: Nichole Fecteau

VOTED – 4-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Public Hearing scheduled for May 17th at 6:30PM

- 3. One Sullivan LLC – Request to extend Conditional Use.
1 Sullivan Square (U4-8) SC/I & Village Overlay District.
Light Intensity Industrial, Museum, Club Facility/Function Hall, Restaurant (Fast Food & Standard), Retail Business, Recreational Facility, Accessory Structures – Pier, Dock, Wharf

Paul Boisvert recused himself as he is a stakeholder at One Sullivan LLC. Michael LaRue becomes a voting member for this agenda item.

James Bellissimo said that One Sullivan LLC was granted a Conditional Use Application about one year ago, and while there is work being done to the building, the applicants had a question about the other uses lapsing.

Alex Boisvert of One Sullivan LLC introduced himself. Mr. Boisvert said they installed an electrical service to the building underground, there has been sandblasting on the exterior and interior, and new windows and doors.

Mr. Boisvert explained the uses granted, and the work that has been done to attract businesses which fit those uses. Mr. Boisvert said he has heard nothing but positive things from restaurant owners for the potential restaurant space. The museum space will no longer be pursued. The function hall space is a top priority to generate income for One Sullivan LLC. The gym planning is well underway, and the building will remain open to local civic groups. The brewery will have items for sale, possibilities for art for sale as well. The dock/pier use has seen progress, One Sullivan LLC has met with DEP on the project.

Niles Schore pointed to page 102 in the Berwick Land Use Ordinance, he stated that activities have clearly commenced, and while the Board approved many uses, they approved only one Conditional Use Plan.

Paul Boisvert said they expect to have a ramp that will go down to a seasonal float, they hope it will be used with the launch up the river and would like to make it a public thing.

Motion: Niles Schore motioned that the applicants did not need to appear because on a multi-use approval, as long as something is commenced, there is no need for the Planning Board to extend the other uses.

Second: Dave Andreesen

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; Michael LaRue; Niles Schore; David Dow; Nichole Fecteau

Opposed: None

Abstain: None

Paul Boisvert re-joins the Planning Board as a voting member.

Old Business

4. Section 6.4.2.6.F

Niles Schore pointed out a typo in what should read “formerly.” Niles Schore confirmed the ratio would be for the 7.7-acre triangle bound by Sullivan, School and Wilson. Grammatical changes were recommended.

5. Growth Provisions

The Berwick Planning Board is required to review the growth provisions, 6.3.1 every three years, Mr. Bellissimo said this was the beginning of that review.

Lee Jay Feldman stated he does not believe we are ever going to see the growth that happened in the early 2000s. From 2010-2017, there has been an average of 8 single-family dwellings per year.

Nichole Fecteau read from the Comprehensive Plan, which says the growth areas are where public water and sewer are, in the R1 and R2 districts.

Lee Jay Feldman said Berwick's Comprehensive Plan was last updated in 1991, state statute suggests a Comprehensive Plan is updated every ten years. Mr. Feldman said it will be interesting to see how the attitudes have changed in the community.

Niles Schore stated that the R3 district is the largest district, so it should not be too much of a shock that R3 has shown the most permits.

Dave Andreesen said that a need for a new Comprehensive Plan has been established since he first joined the Planning Board.

Paul Boisvert said that R2 is not working well.

Niles Schore recommended a question in the survey about single family homes being regulated, because that is where the majority of growth happens over time and not predominantly subdivisions.

Lee Jay Feldman stated a Comprehensive Plan cost is \$50,000 and that cost can be split over two years.

Mr. Feldman stated the family size is shrinking, Niles Schore stated families are having children at a later age.

6. Design Standards

There was a discussion about Design Standards and Design Guidelines.

James Bellissimo suggested looking at all of 6.4 where it says shall and must.

Discussions tabled until next meeting.

Information Items

Public Comment

Adjournment

Motion: Dave Andreesen motioned to adjourn.

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Minutes prepared by Town Planning Technician James Bellissimo, for consideration at the Berwick Planning Board's May 17, 2018 meeting.

Signed as Approved by the Board:
