



PLANNING BOARD MEETING MINUTES

Thursday June 7, 2018
Town Hall Meeting Room
6:30 p.m.

Our deepest condolences to Judy Burgess and the Burgess Family. Judy's husband of 56 years, Donald Burgess passed away this week. The Burgess family has dedicated so much to Berwick. The Berwick community will miss him.

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

Eric Saucier of 85 school street introduced himself. Mr. Saucier asked for a permit to erect a nine-foot fence so he cannot see the new trailer park put up on School Street. Mr. Saucier asked about the right-of-way near his property and asked and who owns it. The topic was added to New Business. Mr. Saucier added when the road was constructed, the roots to the tree were cut, Mr. Saucier asked who is responsible for the tree when it dies.

The Chairman struck number 5 from the agenda "review of shalls and must" and added a discussion on animals to New Business.

Approval of Minutes

1. May 17, 2018

Motion: Nichole Fecteau motioned to accept the minutes as presented.

Second: Paul Boisvert

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Old Business

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

Niles Schore pointed out that one of the Findings was not a complete sentence. Mr. Schore also pointed out that the property is not on Town Water and Sewer, rather the property is on well and septic, the Findings of Fact were amended accordingly.

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

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

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

Nichole Fecteau said Les Bodwell is a client for another project, Ms. Fecteau recused herself. Dave Andreesen recognized Michael LaRue as a voting member.

Lee Jay Feldman summarized his memo to the board. Mr. Feldman said the applicant is seeking three waivers.

Jay Stephens of Civil Consultant said he has contacted the Water, Fire and Sewer Departments. Mr. Stephens said the storm water will be collected and filtered and erosion is addressed.

According to Mr. Stephens, a hydrological study only required because it is a Major Subdivision, it is a Major Subdivision because of the 16-units. Because the project is on Town Sewer & Water a study is not valuable according to Mr. Stephens.

Mr. Stephens said he couldn't see putting time into a fancy book because 90% of the information is already on the plans and there is a full stormwater and erosion management plan submitted.

Les Bodwell the owner of the property discussed the sidewalks and said he does not see how it is feasible to add sidewalks in the area. Mr. Stephens said from an engineering perspective, the logical side for sidewalks is the opposite side of 115 Old Pine Hill Road, which involve right of way impacts to the property owners, this will require a Sidewalk Master Plan effort.

Jay Stephens said there will be less water going down Pine Hill Road.

Paul Boisvert asked about sidewalks on Pine Hill. There was an extended discussion on sidewalks. Paul Boisvert said it is time for something to be done to cover the sidewalk issue. There is no current mechanism for an in-lieu of sidewalk program. Lee Jay Feldman said there is a possible mechanism, it needs to be in direct correlation and nexus to the project. Even to do that, according to Mr. Feldman, the Town needs a Sidewalk Master Plan. James Bellissimo said that one is currently being developed.

For sidewalks on Old Pine Hill Road to be possible, the road would have to be widened, and work needed to be done for drainage, it is a significant cost. More discussions on the Sidewalks will be had on the joint meeting on the 27th.

Motion: Niles Schore motioned to waive the hydrological soil survey requirement based on the explanation the Town Planer gave.

Second: David Dow

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Motion: Dave Andreesen motioned to waive the sidewalk requirements.

Second: Niles Schore seconded it based on the discussions had, it is premature to require sidewalks at this time.

VOTED – 4-1 in favor

Motion Passed

In favor: David Andreesen; David Dow; Niles Schore, Michael LaRue

Opposed: Paul Boisvert

Abstain: None

Motion: Niles Schore motioned to waive the written Soil & Erosion control plan based on the explanation given by the Town Planner and the applicant, that the information will be written on the plans.

Second: Michael LaRue

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Motion: Niles Schore motioned to find the application complete.

Second: Michael LaRue

VOTED – 4-1 in favor

Motion Passed

In favor: David Andreesen; David Dow; Niles Schore, Michael LaRue

Opposed: Paul Boisvert

Abstain: None

Public Hearing set for June 21st and 6:30PM

Nichole re-joins the Planning Board.

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

Steve Clement provided the entire lot as requested by the Planning Board. All three plans will be recorded together, instead of showing the entire third lot with the split. The Findings of Fact will be ready to be approved at the next meeting.

Motion: Niles Schore motioned to approve the subdivision as long as the subdivision is recorded properly (with all three plans recorded together as discussed).

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

Mobile Homes on School Street

Two of the mobile homes are on one lot under a different ownership of the lot that has one mobile home. Hence, why it is not a Mobile Home Park and did not have to come in front of the Planning Board.

Lee Jay Feldman and the Planning Board advised Mr. Saucier to speak with the Code Enforcement Officer about the tree, erosion control and fence.

Animals

Nichole Fecteau said she is having an issue with the definition of Animal Husbandry. There are multiple pigs on Old Pine Hill Road which are interfering with the neighbor's ability to have their windows open.

Other communities have dimensional requirements for animals, setbacks on property line, requirements for pen sizes. Paul Boisvert stated the word production came to distinguish pets and farm animals.

Niles Schore said the Planning Board could approach this as a nuisance. The Planning Board will have to also address marijuana growing in homes, music too loud, and other issues that will emerge.

James Bellissimo said that animal complains have been the number one complaint in the Code Office lately. Lee Jay Feldman suggested taking Agriculture out of the R1 Zone.

Land Use Ordinance Amendments

~~5. Begin review of “shalls” and “musts” in Section 6.4~~

6. Design Standards in the Village Overlay District.

In Section 6.4, the ordinance states building materials and trim shall be found consistent with the Design Guidelines. The Design Guidelines are currently being developed. Lee Jay Feldman presented several examples of Design Standards and Design Guidelines neighboring communities have adopted.

Mr. Feldman suggested an option for the developer: either a. Build a pitched roof with different angles or b. Require X % of the room be dedicated to solar panels and green roofs. Mr. Feldman discussed putting in faux windows to break up the massing so there are not long walls. This was required in the North Berwick Hannaford.

Information Items

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 21, 2018 meeting.

Signed as Approved by the Board:
