



PLANNING BOARD MEETING MINUTES

Thursday July 19, 2018
Town Hall Meeting Room
6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

David Andreesen; Paul Boisvert; Niles Schore; Nichole Fecteau

Regular Members Absent:

Alternate Members Present:

Sean Winston (voting member); Michael LaRue

Staff Members Present:

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

Public Comment

Approval of Minutes

1. June 21, 2018

Paul Boisvert pointed a couple typos.

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

Second: Michael LaRue

VOTED – 4-0-1 in favor

Motion Passed

In favor: Paul Boisvert; Niles Schore, Nichole Fecteau, Sean Winston

Opposed: None

Abstain: David Andreesen

Old Business

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

Nichole Fecteau recused herself, Michael LaRue was made a voting member for the project.

Niles Schore asked if the Berwick Police Department received the traffic calculations, James Bellissimo confirmed yes, the Berwick Police Department received the traffic calculations and they submitted a letter to the Planning Board.

Jay Stephens of Civil Consultants presented the updated plan with the added landscaping. Mr. Stephens summarized the documents that were submitted to meet Final Subdivision Approval.

Niles Schore pointed out a formatting error, there were two 11.2s in the Findings of Fact. Mr. Schore asked if the vote was 4-0-1 and not 3-0-1 as written.

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

Second: Michael LaRue

VOTED – 4-0-1 in favor

Motion Passed

In favor: Paul Boisvert; Niles Schore, Sean Winston, Michael LaRue

Opposed: None

Abstain: David Andreesen

Motion: Niles Schore motioned to approve the Final Plan for 115 Old Pine Hill Road

Second: Michael LaRue

VOTED – 4-0-1 in favor

Motion Passed

In favor: Paul Boisvert; Niles Schore, Sean Winston, Michael LaRue

Opposed: None

Abstain: David Andreesen

Nichole Fecteau re-joins the Planning Board.

3. Land Use Ordinance Amendments

Nichole Fecteau said she was approached by a developer working on Haflinger Lane. Ms. Fecteau said the project on Haflinger is prohibitive because of the requirement to hook into Town Sewer. The Berwick Planning Board amended the requirement in the Land Use Ordinance and the statement remained in the Subdivision Ordinance, there was a discussion whether that was done purposefully.

Niles Schore said he would like to know what the Water Department and Sewer Department think about removing the requirement. Mr. Schore also asked to consult with the Board of Selectmen. Niles Schore would like to know who has authority to do what.

Dave Andreesen read through the Land Use Ordinance Amendments. The following are amendments suggested:

Medical Marijuana

The Planning Board struck “no more than” from tier 3 and 4.

Mobile Homes

Niles Schore clarified that the problem was not a home on a lot, the problem was multiple homes on a single lot. Nichole Fecteau suggested making multiple homes on a single lot a Conditional Use.

Dave Andreesen suggested because Manufactured Homes is a defined, the definition of Mobile Homes could be deleted.

Niles Schore recommended limiting the number of Manufactured Homes to one per lot. Dave Andreesen said because the Planning Board wants traditional New England style building, Mobile Homes should be prohibited from the CI District.

Animals/Farms

Nichole Fecteau suggested putting the definition also on the table. Lee Jay Feldman said by way of definition, it is regulated already by size required per animal unit.

Buildings over 5,000 feet

James Bellissimo said in the table should have some Xs in Resource Protection and similar districts rather than Conditional Use in all.

*The Public Hearing was set for August 2nd**

Information Items

Lee Jay Feldman shared the traffic turning data from a 12-hour period on Old Pine Hill Road/School Street.

Mr. Feldman shared the development on Blackberry Hill is back on and as it currently stands, they would not have to come back to the Planning Board.

James Bellissimo shared the Sidewalk Plan.

Public Comment

Adjournment

Motion: Sean Winston
Second: Michael LaRue

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Minutes prepared by Town Planning Technician James Bellissimo, for consideration at the Berwick Planning Board’s August 2, 2018 meeting.

Signed as Approved by the Board:

**Note:*

The Public Hearing was later re-set to August 16th.