



PLANNING BOARD MEETING MINUTES

Thursday September 20, 2018

Town Hall Meeting Room

6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

David Andreesen; Nichole Fecteau; Paul Boisvert; Niles Schore; Sean Winston

Alternate Members Absent:

Michael LaRue

Staff Members Present:

Lee Jay Feldman, Town Planner; Dan Vincent, Code Enforcement Officer

Public Comment

Approval of Minutes

1. August 16, 2018

Paul Boisvert pointed out an omission of “not” on the second to last paragraph on page 2.

Motion: Niles Schore motioned to approve the minutes as amended.

Second: Paul Boisvert

VOTED – 3-0 in favor

Motion Passed

In favor: Paul Boisvert; Niles Schore; Sean Winston

Opposed: None

Abstain: David Andreesen; Nichole Fecteau

Guest – Jay Wheeler, Sewer District

2. Discussion on 2,500' Sewer tie-in requirement.

Jay Wheeler introduced himself, Stephanie Rochefort (Chairman) and John England (Trustee) of the Berwick Sewer District.

Nichole Fecteau said some subdivision in the R2 Zone are not feasible due to the cost of tying into the Sewer.

Paul Boisvert said the Comprehensive Plan, Land Use Ordinance and Department/District requirements should be consistent.

Jay Wheeler suggested looking at soil types. Lee Jay Feldman said a map of where the Sewer lines are and where the 2,500' requirement extends would be helpful.

Jay Wheeler said the District is willing to take pump stations as long as they are built to Town standards.

Stephanie Rochefort provided a PSA: Don't use/flush "flushable" wipes!

New Business

3. Medical Marijuana Production Facility. 513 Portland Street, RC/I Zone. Tricann Alternatives.

Lee Jay Feldman explained his operation will be a commercial kitchen, Medical Marijuana Production Facility. Lee Jay Feldman suggested the security plan be spelled out more for the Planning Board and Police Department.

Aaron Barth said the property his business is looking to relocate to is 513 Portland Street he will soon be a Berwick resident at 31 Wentworth Road. Tricann Alternatives has been in North Berwick for 1.5 years. They currently use Wirepro Security Systems.

Mr. Barth said Tricann will be extracting using ethanol, making capsules, and marijuana edibles. Mr. Barth said he is not looking at doing any Recreational Marijuana when the laws are established in Maine.

The plants will be grown, processed and trimmed in North Berwick, the product then would be transported to Berwick.

Mr. Barth said he has four employees and could hire two more. Lee Jay Feldman said the security plan could look like the odor control plan and include the procedure of the 3rd party monitoring.

A site visit was scheduled for October 4th at 4:30 PM at the existing facility in North Berwick.

4. Minor Subdivision. 195 Blackberry Hill Road, R3 Zone. DeGrappo Builders, LLC.

Lee Jay Feldman said this project is effectively a two-lot subdivision and the project is straight forward. The title attorney stated they need subdivision approval. Isiah Plante introduced himself and the project. The Board and Mr. Plante discussed the fact that it is a two-lot subdivision and discussed the history of the project and why it has come to Planning Board.

Motion: Paul Boisvert motioned to find the application complete.

Second: Niles Schore

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Public Hearing scheduled for October 4th

Information Items

Berwick's first brewpub is officially open. The Historical Society is having a yard sale. Great Falls Park will have a cleanup, a band is coming to the Prime Green Space, Farmers' Market at Berwick Library and work will be done at Prime Tanning.

Public Comment

Adjournment

Motion: Nichole Fecteau

Second: Sean Winston

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 October 4, 2018 meeting.

Signed as Approved by the Board:
