



PLANNING BOARD MEETING MINUTES

Thursday October 3, 2019
Town Hall Meeting Room
6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

Regular Members Present:

David Andreesen; Nichole Fecteau; Sean Winston; Michael LaRue

Regular Member Absent:

Frank Underwood

Alternate Member Present:

David Ross-Lyons (Voting member)

Staff Members Present:

Lee Jay Feldman, Director of Planning; James Bellissimo, Planner; Jenifer McCabe;

Stephen Eldridge, Town Manager

Public Comment

Tom Wright said the Town is still looking for members for various boards and committees. The Town Comprehensive Plan committee starts October 10th and there is room for more members.

Approval of Minutes

1. September 19, 2019

Nichole Fecteau pointed out a typo.

Motion: Nichole Fecteau

Second: Michael LaRue

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Nichole Fecteau; Sean Winston; Michael LaRue; David Ross-Lyons

Opposed: None

Abstain: None

Public Hearing

2. Continued Public Hearing. Conditional Use Application. Parking Facility. 71 Sullivan Street (U3-11) CI Zone. Town of Berwick.

Luisa Sheldon of 65 Sullivan Street introduced herself as an abutter. Ms. Sheldon handed the Board materials and said that the images show that the project should fall under Site Plan Review.

Shawn Goodwin asked if the new Code Enforcement Officer would follow the Planning Board's wishes of having the parking lot shut down.

Old Business

2. Conditional Use Application. Parking Facility. 71 Sullivan Street (U3-11) CI Zone. Town of Berwick.

Lee Jay Feldman said Milone & MacBroom submitted their 3rd party review.

Nichole Fecteau said the Board requested the conditions of the site before demolition.

Todd Gammon introduced himself and summarized the storm water improvements. Ms. Fecteau asked to see a walking path delineated for safe access through to Memorial Field. Dave Andreesen asked about keeping cars from parking on the grass. Mr. Gammon said the plan is to have a well-defined edge and that there will be more spaces available so there would be less motivation to park on the grass. Sean Winston said granite would be necessary to prevent people from parking on the grass.

Tom Wright said people will be walking through the parking lot and would be tough to prevent and that there are grass strips on either side of the lot that could be used for walking and the Town could put up signs.

Jenifer McCabe, Town Code Enforcement Officer, said the lot was kept open due to life safety concerns. Ms. McCabe said emergency vehicles could not get access into Memorial Field if there was an emergency. Nichole Fecteau asked what repercussions would there be for a regular applicant. Ms. McCabe said what the previous CEO did was hold off on action if they were actively going through the Planning Board process.

Tom Wright said the fence was put up to protect the abutters. Mr. Wright said the Town's Attorney said the Town has the right to use the parking lot. Nichole Fecteau requested that the statement from the Town attorney be put into the file.

Dave Andreesen read a letter sent from Frank Underwood.

Nichole Fecteau said she is not confident the project does not require Site Plan Review. Lee Jay Feldman read through the standards in the Berwick Land Use Ordinance and determined that the application does not need Site Plan Review.

Lee Jay Feldman brought up the condition of no snow dumping.

Sean Winston asked for a condition of parking delineation to prevent parking on grass.

The Town will not be plowing the lot in the winter time and the lot will not be used as a park and ride. Overnight parking will not be allowed.

Motion: Sean Winston motioned to approve the Conditions of Approval

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Nichole Fecteau; Sean Winston; Michael LaRue; David Ross-Lyons

Opposed: None

Abstain: None

Motion: Nichole Fecteau motioned to approve the application.

Second: David Ross-Lyons

Sean Winston said he was disappointed in the way things went down.

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Nichole Fecteau; Sean Winston; Michael LaRue; David Ross-Lyons

Opposed: None

Abstain: None

New Business

- 3. Site Plan Amendment. Mineral Industry. 6 Industry Drive (R72 12-5) AP Zone.
Northeast Redimix**

Lee Jay Feldman read his memo to the Board. The applicant is in front of the Board to change their site plan from a drilled well, to a dug well. Mr. Feldman said drinking water has been provide by a bottle water company. Lew Chamberlain of Attar said the well driller said a gravel well will suffice. The DEP has approved the site changes.

Nichole Fecteau said that the project has been motioned by a 3rd party engineer with regular inspections.

Motion: Nichole Fecteau motioned to approve the Findings of Fact

Second: Sean Winston

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Nichole Fecteau; Sean Winston; Michael LaRue; David Ross-Lyons

Opposed: None

Abstain: None

Motion: Nichole Fecteau motioned to approve the amendment.

Second: Michael LaRue

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Nichole Fecteau; Sean Winston; Michael LaRue; David Ross-Lyons

Opposed: None

Abstain: None

Findings of Fact

4. Conditional Use Application. Adult Use Marijuana Store. 357 Portland Street (R70 12-1). RC/I Zone. Paper Birch Property

Motion: Nichole Fecteau motioned to approve the Findings of Fact

Second: Sean Winston

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Nichole Fecteau; Sean Winston; Michael LaRue; David Ross-Lyons

Opposed: None

Abstain: None

Public Comment

Informational Items

Lee Jay Feldman updated the Board on the South Berwick subdivision which plans to utilize Industry Drive as a second means of egress. There will be a joint Berwick and South Berwick Planning Board meeting at some date in the near future.

Adjournment

Motion: David Ross-Lyons motioned to adjourn.

Second: Sean Winston

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Nichole Fecteau; Sean Winston; Michael LaRue; David Ross-Lyons

Opposed: None

Abstain: None

Minutes prepared by Berwick Planner James Bellissimo, for consideration at the next Berwick Planning Board meeting.

Signed as Approved by the Board:
