



PLANNING BOARD MEETING MINUTES

Thursday November 21, 2019

Town Hall Meeting Room

6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

Regular Members Present:

David Andreesen; Frank Underwood; Sean Winston; Nichole Fecteau

Regular Member Absent:

Michael LaRue

Alternate Member Present:

David Ross-Lyons (Voting member)

Staff Members Present:

James Bellissimo, Planner; Jenifer McCabe, Code Enforcement Officer

Public Comment

Approval of Minutes

1. November 7, 2019

Motion: Frank Underwood motioned to approve the minutes as presented.

Second: Sean Winston

VOTED – 4-0-1 in favor

Motion Passed

In favor: Dave Andreesen; Sean Winston; Frank Underwood; David Ross-Lyons

Opposed: None

Abstain: Nichole Fecteau

Public Hearing

2. Site Plan Review. School & Parking Expansion. 20 Blackberry Hill Road, Hussey School (R57 27). R2 Zone. MSAD60.

The applicant for MSAD60 requested to be moved to December 5th.

3. Conditional Use Application. Medical Marijuana Storefront. 2 Bow Street (U4-49) SC/I Zone. Williams Greenery, LLC.

Jo Ann St. Pierre of 4 Bridge Street spoke in opposition of the project. Ms. St. Pierre said the street has had no business development in the 43 years of them living in the area. Ms. St. Pierre said the type of use does not belong in the area. Ms. St. Pierre asked why the applicant needed to move into that particular building and not another vacant property in the area.

Donald Young of 4 Bridge Street asked for clarification on the procedure. Mr. Young asked if the renters are notified or is it the landlord. James Bellissimo replied it is the landlord that is notified.

Old Business

2. Site Plan Review. School & Parking Expansion. 20 Blackberry Hill Road, Hussey School (R57 27). R2 Zone. MSAD60.

Frank Underwood asked to make sure the DEP received the 3rd party memo from Milone & MacBroom.

3. Conditional Use Application. Medical Marijuana Storefront. 2 Bow Street (U4-49) SC/I Zone. Williams Greenery, LLC.

William Stilphen introduced himself and said he has been growing Medical Marijuana for five years. Mr. Stilphen said this is more or less like a pharmacy. Mr. Stilphen said the products will be sealed and pre-packaged. Frank Underwood asked what are the expected rule changes for the Medical Marijuana program.

The Planning Board asked for clarification on the ID requirements. Mr. Stilphen said customers could be asked for their ID upon entering the building if that is what the board wanted. Sean Winston asked about parking. Mr. Winston said that an appointment procedure would help to alleviate the neighbor's concern for congestion problems.

Nichole Fecteau requested to see as a condition, the property will not ever transition to Adult Use Marijuana. Ms. Fecteau also asked about lighting. Mr. Stilphen said he has not reviewed the lighting or sign ordinance. Ms. Fecteau requested to see the plan for lighting and signage.

The Planning Board requested a letter from the Police Chief.

New Business

4. Subdivision Amendment. 115 Old Pine Hill Road (U7-47). LRB Leasing.

Nichole Fecteau recused herself.

Chris Mende introduced himself as the representative of Les Bodwell. The applicant asked for guidance and the feasibility of adding another lot. The existing conditions show there is 0.9 building lots available with density. The applicant inquired about altering soil to increase the density to 1 full building lot.

Mr. Mende suggested the poorly drained soil may have already been changed to moderately well drained, which would allow for the added building lot. Mr. Mende said the DEP would deny a permit to fill in wetlands because there has already been a significant return on the parcel. Mr. Mende said the request is an unorthodox approach.

Sean Winston asked about the needed water and sewer road cut on Pine Hill Road, which was recently paved.

Frank Underwood said the proposed method flies in the face of density requirements and because of this, will not support the approach to the amendment. Mr. Bodwell said he disagreed with Mr. Underwood and said he is unaware of anything preventing him from improving poorly drained soils. The discussion continued about soils classifications, fill and net density calculations. The discussion included the underlying soil survey method and the opportunity to do a high intensity soil survey. The applicant acknowledged that the high intensity soil survey was performed.

Dave Andreesen requested a memo from the Director of Planning.

Public Comment

Informational Items

The second listening session with Great Falls Construction will be held in the Burgess Meeting Room December 5th at 10am.

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:
