



PLANNING BOARD MEETING MINUTES

Thursday November 7, 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; Michael LaRue

Regular Member Absent:

Nichole Fecteau

Alternate Member Present:

David Ross-Lyons (Voting member)

Staff Members Present:

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

Code Enforcement Officer

Public Comment

Approval of Minutes

1. October 3, 2019

Sean Winston asked if the minutes should say gravel well or if that was a typo.

Motion: Sean Winston

Second: Michael LaRue

VOTED – 4-0 in favor

Motion Passed

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

Opposed: None

Abstain: Frank Underwood

Public Hearing

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

Neil Rapoza of Civil Consultants introduced himself as the representative of the project for MSAD60. The main purpose of the parking expansion is to alleviate the traffic congestion, and to address the pickup/drop-off and parking issues on the site. A separate architectural firm is designing the building expansion.

The Public Hearing was kept open for the next meeting.

Old Business

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

Lee Jay Feldman read his memo to the Board which summarized the third-party review of the Stormwater plan. Mr. Feldman read the Conditions of Approval to the Planning Board. Frank Underwood suggested that DEP is notified of tasks deemed in their jurisdiction. The school district is responsible for ongoing maintenance and submitting annual inspections to the Planning & Code Office.

Site walk scheduled for 8am Saturday morning 11/10/19.

3. Sketch Plan. Major Subdivision. Norman Court (R44-10) R2 Zone. Paul Hollis.

Paul Hollis said the proposal is for a 16-lot subdivision. Mr. Hollis said there is public water and sewer. Mr. Hollis is asking for sidewalk on one side of the road instead of both sides.

To go along with the project is a tier 1 application with the DEP. Lee Jay Feldman said a whole new packet should be provided with one entity. Mr. Hollis clarified the applicant is N.C. Berwick LLC.

Dave Andreesen clarified there will be a need for a Home Owners Association.

Site walk scheduled for Saturday the 16th at 8am. Mr. Andreesen asked for a set of plans.

New Business

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

Lee Jay Feldman read his memo to the Board. The applicant introduced himself and said there will be no odor in the store because the products will be packaged and contained. Frank Underwood asked about how the store would confirm customer identity. The applicant said customers will have an Medical Marijuana ID card.

Motion: Michael LaRue motioned to find the application complete

Second: Frank Underwood

VOTED – 4-0 in favor

Motion Passed

In favor: Dave Andreesen; Frank Underwood; Michael LaRue; David Ross-Lyons

Opposed: None

Abstain: Sean Winston

Public Hearing set for 11/21 at 6:30PM.

Findings of Fact

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

Motion: Frank Underwood motioned to approve the Findings of Fact

Second: David Ross-Lyons

VOTED – 4-0 in favor

Motion Passed

In favor: Dave Andreesen; Frank Underwood; Michael LaRue; David Ross-Lyons

Opposed: None

Abstain: Sean Winston

Public Comment

Informational Items

Adjournment