



# PLANNING BOARD MEETING MINUTES

Thursday February 21, 2019

Town Hall Meeting Room

6:30 p.m.

## Call to Order

## Pledge of Allegiance

## Introduction of Board Members

*David Andreesen; Paul Boisvert; Sean Winston; Nichole Fecteau*

### **Regular Member Absent:**

*Niles Schore*

### **Alternate Members Present:**

*Michael LaRue*

### **Staff Members Present:**

*James Bellissimo, Planner*

## Public Comment

Russell Ingalls, owner of property on Callahan Lane asked if he was on the agenda. Jason Routhier, abutter to Mr. Ingalls, introduced himself and informed the Board he agrees with the land swap with Mr. Ingalls. The Board asked that Mr. Ingalls come back for the March 7 meeting for further action.

## Approval of Minutes

1. February 7, 2019

**Motion:** Paul Boisvert motioned to approve the minutes as written.

**Second:** Sean Winston

**VOTED – 5-0 in favor**

**Motion Passed**

In favor: Dave Andreesen; Paul Boisvert; Sean Winston; Nichole Fecteau; Michael LaRue

Opposed: None

Abstain: None

## **Request to Table**

### **2. Northeast Redi Mix**

Dave Andreesen read the letter from Northeast Redi Mix's attorney, Bradley Morin, who requested the Planning Board table the application until the next Planning Board meeting.

**Motion:** Paul Boisvert motioned to table the application until March 7.

**Second:** Michael LaRue

**VOTED – 5-0 in favor**

**Motion Passed**

In favor: Dave Andreesen; Paul Boisvert; Sean Winston; Nichole Fecteau; Michael LaRue

Opposed: None

Abstain: None

## **Public Hearing**

### **3. Land Use Ordinance Amendments**

James Bellissimo summarized the proposed Land Use Ordinance amendments.

Steve Clement asked about the Town no longer accepting private roads on projects that have already been approved by the Planning Board. Mr. Clement asked if the project would be grandfathered.

*Sean Winston, a resident of the property recused himself.*

James Bellissimo confirmed that language could be added to specify Mr. Clement's project and similar approved projects would be exempt from the amendment.

Cyrus Morgan of 41 Old Pine Hill Road South asked about the temporary storage ordinance. James Bellissimo explained the idea behind it was that there are illegal trailers on property and addressing Quonset huts would prevent temporary storage replaced by another form of temporary storage. This topic and similar issues will be talked about in longer forums leading up to an updated Town Comprehensive Plan.

Jody Rodgers of 420 Portland Street suggested to increase the fees for Marijuana. Ms. Rodgers asked about the setback from day cares from 1,000 feet to 500 feet or consider a geological barriers exemption which would count as a proper set back.

James Kittridge of Greystone Stables in Berwick asked about an amendment that was put in to limit the number of animals to an amount of cleared pasture land. Mr. Kittridge said it could put him out of business. Mr. Kittridge said there should be some limit but there are variables.

The Board suggested having the language not apply to R2 or R3.

**Old Business**

**4. Land Use Ordinance Amendments**

**Motion:** Nichole Fecteau motioned to approved the amendments and forward them to the Board of Selectmen.

**Second:** Paul Boisvert

**VOTED – 5-0 in favor**

**Motion Passed**

In favor: Dave Andreesen; Paul Boisvert; Sean Winston; Nichole Fecteau; Michael LaRue

Opposed: None

Abstain: None

**5. Conditional Use Application. 6 Sullivan Street (U4-4) SC/I Zone. Function Hall, Professional Office, Recreational Facility, Retail Business, Service Business, West Wellness.**

Ben Russell said the sprinkler and elevator issues will be remedied as they are under service contracts to be addressed.

**Motion:** Nichole Fecteau motioned that the application for West Wellness is complete.

**Second:** Sean Winston

**VOTED – 5-0 in favor**

**Motion Passed**

In favor: Dave Andreesen; Paul Boisvert; Sean Winston; Nichole Fecteau; Michael LaRue

Opposed: None

Abstain: None

*Site walk scheduled for 5:30PM.*

**Information Items**

James Bellissimo said there are concept plans for the traffic study and there will be an opportunity for community feedback soon.

**Public Comment**

**Adjournment**

**Motion:** Michael LaRue

**Second:** Sean Winston

**VOTED – 5-0 in favor**

**Motion Passed**

In favor: Dave Andreesen; Paul Boisvert; Sean Winston; Nichole Fecteau; Michael LaRue

Opposed: None

Abstain: None

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

Signed as Approved by the Board:

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