



PLANNING BOARD MEETING MINUTES

Thursday March 21, 2019
Town Hall Meeting Room
6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

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

Regular Member Absent:

Alternate Members Present:

Michael LaRue; Noah Cobb

Staff Members Present:

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

Nominations/Elections

Motion: Paul Boisvert nominated Nichole Fecteau as Secretary.

Second: Sean Winston

VOTED – 4-0 in favor

Motion Passed

In favor: Dave Andreesen; Niles Schore; Paul Boisvert; Sean Winston

Opposed: None

Abstain: Nichole Fecteau

Motion: Nichole Fecteau nominated Niles Schore as Vice-Chair.

Second: Paul Boisvert

VOTED – 4-0 in favor

Motion Passed

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

Opposed: None

Abstain: Niles Schore

Motion: Nichole Fecteau nominated David Andreesen as Chair

Second: Paul Boisvert

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Public Comment

Approval of Minutes

1. March 7, 2019

Sean Winston pointed out a typo.

Motion: Nichole Fecteau motioned to approve the minutes as amended.

Second: Niles Schore

VOTED – 4-0 in favor

Motion Passed

In favor: Dave Andreesen; Niles Schore; Nichole Fecteau; Sean Winston

Opposed: None

Abstain: Paul Boisvert

Public Hearing

2. Medical Marijuana Storefront. 513 Portland Street, RC/I Zone. Tricann Alternatives.

Lee Jay Feldman read the draft Findings of Fact.

Old Business

2. Medical Marijuana Storefront. 513 Portland Street, RC/I Zone. Tricann Alternatives.

Motion: Nichole Fecteau motioned to approve the Findings of Fact

Second: Niles Schore

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Motion: Nichole Fecteau motioned to approve the Conditions of Approval

Second: Niles Schore

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Motion: Nichole Fecteau motioned to approve the application, with waivers included in the Findings of Fact.

Second: Sean Winston

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

3. Medical Marijuana Production Facility. 398 School Street, R3 Zone with frontage on Route 9. David Springer.

Lee Jay Feldman read his memo to the Planning Board. The applicant said work will be done on site from 8am to noon, with some working a second shift until 10pm. Mr. Springer submitted some of the materials requested by the Board from the last meeting, including where septic systems are located and the topography of the site.

Mr. Springer explained there were existing roads and buildings on property. Mr. Feldman explained the Berwick Land Use Ordinance considers gravel impervious. Nichole Fecteau said this project would disturb over two-acres and would trigger stormwater requirements.

Nichole Fecteau explained waiving the stormwater requirements would set a precedent.

Mike LaRue asked about drainage tanks to mitigate pesticide in the leech field. Mr. Springer said there will be no chemicals used on the site. Paul Boisvert mentioned a previous application that pumps out the water.

4. Mineral Industry. 6 Industry Drive (R72 12-5) AP Zone. Northeast Redimix

Lee Jay Feldman read his updated memo to the Board which included updated Conditions of Approval.

Lew Chamberlain introduced himself as the engineer and representative for Northeast Redi Mix. Mr. Chamberlain explained the changes to the plan from the last meeting. Mr. Chamberlain said the DEP has stipulated the drainage must be built by the end of July.

Sean Winston asked who is responsible for building out certain elements of the subdivision. The Planning Board asked Northeast Redi Mix for a commitment in writing from the subdivision owner to build out the stormwater requirements by the end of July. Both the applicant and the Board agreed to weekly third-party on-site inspections.

Mr. Feldman explained the next steps for the project include getting the commitment letter from the subdivision owner, putting the bond in place and getting the review fees paid.

Approvals of Findings of Fact

5. Callahan Lane

Motion: Nichole Fecteau motioned to approve Findings of Fact

Second: Niles Schore

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

6. West Wellness

Paul Boisvert would like to note on the Findings of Fact that the propane tanks are likely in the Town right of way.

Information Items

Public Comment

Richard Harris shared a concern of his well being polluted by Northeast Redi Mix's operations. The Board explained the water drain away from their wells and the stormwater improvements would prevent contamination.

Adjournment

Motion: Nichole Fecteau motioned to adjourn.

Second: Sean Winston

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Paul Boisvert; Michael LaRue; Nichole Fecteau; Niles Schore

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:
