



PLANNING BOARD MEETING MINUTES

Thursday March 7, 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

Regular Member Absent:

Paul Boisvert; Sean Winston

Alternate Members Present:

Michael LaRue (Voting Member)

Staff Members Present:

Lee Jay Feldman, Town Planner; James Bellissimo, Planner

Public Comment

Approval of Minutes

1. February 21, 2019

Motion: Nichole Fecteau motioned to accept the minutes as presented.

Second: Michael LaRue

VOTED – 3-0 in favor

Motion Passed

In favor: Dave Andreesen; Michael LaRue; Nichole Fecteau

Opposed: None

Abstain: Niles Schore

Public Hearing

2. West Wellness

No comments were made.

Old Business

2. 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 in honor of Captain Barnes the Yoga Studio will be offering free yoga for Firefighters forever.

Lee Jay Feldman explained the first floor will be for tattoo and counseling services, second floor a future café and third floor yoga studio.

Motion: Nichole Fecteau motioned to approve the Findings of Fact

Second: Niles Schore

VOTED – 4-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Motion: Nichole Fecteau motioned to approve the Conditions of Approval

Second: Niles Schore

VOTED – 4-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Motion: Dave Andreesen motioned to approve the application.

Second: Michael LaRue

VOTED – 4-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

3. Request to table until March 21. Northeast Redi Mix. 6 Industry Drive.

Dave Andreesen said this will be the last table and if they need more time the application would need to start from the beginning.

James Bellissimo shared that Northeast Redi Mix will be submitting a Subdivision Amendment for Industry Drive, which would be a new process.

Motion: Dave Andreesen motioned to table the application until March 21st

Second: Michael LaRue

VOTED – 4-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

4. Subdivision Amendment. Callahan Lane (R29-4). R3 Zone.

Lee Jay Feldman explained this amendment is a lot line adjustment between property owners.

Motion: Nichole Fecteau motioned to approve the application.

Second: Niles Schore

VOTED – 4-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

New Business

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

Lee Jay Feldman explained he prepared a memo in January and summarized his memo. Dave Springer is requesting a change of use from an accessory storage garage to a Medical Marijuana Production Facility. Mr. Feldman said that dumpsters were not located on the site plan. Mr. Feldman said there were several submittal requirements that would either need to be on the plan or a waiver requested.

Nichole Fecteau requested to see the entire site with all the buildings, septic and wells.

Dave Andreesen said if more than an acre is disturbed, it would fall under Stormwater requirements (Page 65 in Berwick’s Land Use Ordinance) or Mr. Springer would need to ask for a waiver.

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

Niles Schore asked what the difference will be. Aaron Barth, co-owner of Tricann said the only difference is the sale of Medical Marijuana will no longer be by appointment only. Mr. Barth said he expects a 30% increase in customers.

Motion: Niles Schore motioned to find the application complete as presented.

Second: Michael LaRue

VOTED – 4-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

A Public Hearing was scheduled for March 21.

Information Items

Famer’s Market is Sunday.

Library is hosting a book sale the 15th-27th

A Summer Concert series is being planned for Aug 3rd and Aug 24th.

Lee Jay Feldman explained an apartment complex is being proposed in South Berwick near Blackmore Road.

Public Comment

Adjournment

Motion: Michael LaRue motioned to adjourn.

Second: Nichole Fecteau

VOTED – 4-0 in favor

Motion Passed

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

Opposed: None

Abstain: None