



# PLANNING BOARD MEETING MINUTES

Thursday April 18, 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:**

*Noah Cobb*

### **Alternate Members Absent:**

*Michael LaRue*

### **Staff Members Present:**

*Lee Jay Feldman, Town Planner; Dan Vincent, Code Enforcement Officer; James Bellissimo, Planner; Stephen Eldridge, Town Manager*

## Public Comment

## Approval of Minutes

1. April 4, 2019

**Motion:** Nichole Fecteau motioned to approve the minutes as presented.

**Second:** Niles Schore

**VOTED – 5-0 in favor**

**Motion Passed**

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

Opposed: None

Abstain: None

## **Old Business**

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

Lee Jay Feldman stated that David Springer provided the requested Stormwater information. Mr. Feldman referenced Chapter 500 Stormwater standards which mandates the post-construction peak flow off the site does not exceed pre-construction flow.

**Motion:** Nichole Fecteau motioned to find the application complete.

**Second:** Paul Boisvert

**VOTED – 5-0 in favor**

## **Motion Passed**

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

Opposed: None

Abstain: None

*Site Walk scheduled for 5:30 on May 2<sup>nd</sup>. Public Hearing also was scheduled.*

## **New Business**

3. Major Subdivision. Sketch Plan. Old Sanford Road (R41-16) AP Zone. Curtis

Lee Jay Feldman read his memo. The property does have a stream going through it and has significant amount of wetlands. Mr. Feldman suggested that the Board should not waive the erosion control requirements. Mr. Feldman suggested several additional changes. Mr. Curtis and Mr. Morrill, applicant engineer, agreed to make the changes suggested by Mr. Feldman. Mr. Curtis said the road will remain private.

4. Conditional Use Application. Medical Marijuana Storefront. 357 Portland Street (R70 12-1) RC/I Zone. Paper Birch Property LLC.

Mr. Feldman read his memo to the board. The applicant is requesting a waiver on landscaping. Paul Boisvert noted that this application is much different than the previously approved application. Nichole Fecteau disagreed that the application is an amendment to the Conditional Use Application previously approved and that is a new application.

Geoff Aleva compared the previous plan to the new plan and explained the landscaping waiver requested is for security purposes. Sean Winston noted that the landscaping requirement came as a result of the large warehouse buildings. Mr. Winston said this project has a much different looking building and it is a smaller scale.

The Board requested to see a letter from the Berwick Police Chief regarding the landscaping and security. Mr. Aleva noted the plan will not have a lab or kitchen as outlined in his application.

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

James Bellissimo introduced the project. Mr. Bellissimo said the Town is not ready to present a full Community Center design so this Parking Facility is Phase I of the development of the site.

Tom Wright, Chairman of the Board of Selectmen explained the history of the project. Mr. Wright explained the parking will be using for Memorial Field and overflow parking for the Town of Berwick. The parking lot will remain gravel for the time being.

Stephen Eldridge, Town Manager, 12 Wilson Street, explained some of the site work done up to current day and the future plan and goal for the site, which includes improving privacy for the abutters. The property will be landscaped and will have additional signage.

**Motion:** Niles Schore motioned to find the application complete.

**Second:** Paul Boisvert

**VOTED – 5-0 in favor**

**Motion Passed**

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

Opposed: None

Abstain: None

*Public Hearing scheduled for May 2<sup>nd</sup>*

**Information Items**

**Public Comment**

**Adjournment**

**Motion:** Noah Cobb motioned to adjourn.

**Second:** Sean Winston

**VOTED – 5-0 in favor**

**Motion Passed**

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

\_\_\_\_\_