



PLANNING BOARD MEETING MINUTES

Thursday August 1, 2019
Town Hall Meeting Room
6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

Niles Schore (Acting Chair); Nichole Fecteau; Sean Winston

Regular Member Absent:

Paul Boisvert; Dave Andreesen

Alternate Members Present:

Michael LaRue

Alternate Members Absent:

Staff Members Present:

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

Public Comment

Tom Wright, Chairman of the Board of Selectmen encouraged community members to get involved with the Comprehensive Planning efforts.

Mr. Wright also shared the Summer Concert Series is set for August 3rd and August 24th from 5PM-8PM.

Approval of Minutes

1. July 18, 2019

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

Second: Michael LaRue

VOTED – 4-0 in favor

Motion Passed

In favor: Sean Winston; Nichole Fecteau; Niles Schore; Michael LaRue

Opposed: None

Abstain: None

Public Hearing

2. Conditional Use Application. Saw Mill and Professional Office. 537 Portland Street (R72-7). AP Zone. Doucette Excavation.

There were no Public Comments.

Old Business

2. Conditional Use Application. Saw Mill and Professional Office. 537 Portland Street (R72-7). AP Zone. Doucette Excavation.

Brian Neilson of Attar Engineering introduced himself as the representative of Travis Doucette. Mr. Doucette introduced himself. Mr. Doucette explained his operation to the Planning Board, including number of employees and hours and operation.

The Planning Board agreed to approve the application and then approve the Findings of Fact at the next meeting.

Motion: Nichole Fecteau motioned to approve the application

Second: Michael LaRue

VOTED – 4-0 in favor

Motion Passed

In favor: Sean Winston; Nichole Fecteau; Niles Schore; Michael LaRue

Opposed: None

Abstain: None

New Business

3. Conditional Use Application. Public Facility (Fire Station). 20 Wilson Street (U4-142-1). Town of Berwick.

Andy Hyland presented to the Board. Mr. Hyland said the trend for Fire Departments is professional staff instead of call.

Todd Gammon explained the distance from the proposed station to Sullivan is over 400'. After the Estabrook School is demolished, the land underneath will be used as fill and then will be seeded. Mr. Gammon explained there are four environmental permits required for the project. Lee Jay Feldman asked for a cut sheet for the proposed lighting.

Sean Winston asked about a signal at Sullivan Street. Mr. Hyland said a school crossing sign could be repurposed into a warning for the incoming trucks.

Motion: Nichole Fecteau motioned to find the application complete.

Second: Sean Winston

VOTED – 3-0 in favor

Motion Passed

In favor: Sean Winston; Niles Schore; Michael LaRue

Opposed: None

Abstain: None

Nichole Fecteau asked about the connectivity through the parcel. Ms. Fecteau said there is a crosswalk in front of the existing Fire Station now.

Tom Wright said there is nothing that will ban pedestrian use in the future. Niles Schore asked how there was not enough time or money for a trail. Mr. Wright said the Chief of Police & Fire advise against a trail through the property.

Public Hearing scheduled for August 15th and Site Walk for September 5th

3. Conditional Use Application. 173 Route 236 (R66 2-1). R2 Zone. 4 Corners Clean.

Nichole Fecteau recused herself.

Niles Schore explained the use of the project is a Professional Office.

Diane Dyer explained this application is to move her business out of her home and to have an office. Niles Schore read through the application with the applicant.

Motion: Sean Winston motioned to waive the topography requirement.

Second: Michael LaRue

VOTED – 3-0 in favor

Motion Passed

In favor: Sean Winston; Niles Schore; Michael LaRue

Opposed: None

Abstain: None

Motion: Michael LaRue motioned to waive the soil study requirement.

Second: Sean Winston

VOTED – 3-0 in favor

Motion Passed

In favor: Sean Winston; Niles Schore; Michael LaRue

Opposed: None

Abstain: None

Motion: Sean Winston motioned to grant the waiver for a landscape plan.

Second: Michael LaRue

VOTED – 3-0 in favor

Motion Passed

In favor: Sean Winston; Niles Schore; Michael LaRue

Opposed: None

Abstain: None

Motion: Sean Winston motioned to find the application complete.

Second: Michael LaRue

VOTED – 3-0 in favor

Motion Passed

In favor: Sean Winston; Niles Schore; Michael LaRue

Opposed: None

Abstain: None

Site walk and public hearing set for 5:30PM.

Information Items

Public Comment

Adjournment

Motion: Michael LaRue motioned to adjourn.

Second: Sean Winston

VOTED – 4-0 in favor

Motion Passed

In favor: Sean Winston; Nichole Fecteau; Niles Schore; Michael LaRue

Opposed: None

Abstain: None

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

Signed as Approved by the Board:
