



# PLANNING BOARD MEETING MINUTES

Thursday August 15, 2019  
Town Hall Meeting Room  
6:30 p.m.

## Call to Order

## Pledge of Allegiance

## Introduction of Board Members

### *Regular Members Present:*

*David Andreesen; Nichole Fecteau; Frank Underwood; Sean Winston; Michael LaRue*

### *Regular Member Absent:*

### *Staff Members Present:*

*Lee Jay Feldman, Director of Planning; James Bellissimo, Planner; Stephen Eldridge,  
Town Manager*

**Motion:** Dave Andreesen motioned to nominate Nichole Fecteau as Vice-Chair.

**Second:** Sean Winston

**VOTED – 4-0-1 in favor**

**Motion Passed**

In favor: Dave Andreesen; Sean Winston; Michael LaRue; Frank Underwood

Opposed: None

Abstain: Nichole Fecteau

**Motion:** Dave Andreesen motioned to nominate Sean Winston as Secretary.

**Second:** Nichole Fecteau

**VOTED – 4-0-1 in favor**

**Motion Passed**

In favor: Dave Andreesen; Nichole Fecteau; Michael LaRue; Frank Underwood

Opposed: None

Abstain: Sean Winston

## **Public Comment**

### **Approval of Minutes**

1. August 1, 2019

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

**Second:** Sean Winston

**VOTED – 3-0-2 in favor**

### **Motion Passed**

In favor: Nichole Fecteau; Sean Winston; Michael LaRue

Opposed: None

Abstain: Dave Andreesen; Frank Underwood

### **Public Hearing**

2. 173 Route 236 (R2 Zone). 4 Corners Clean.
3. Continued Public Hearing. Conditional Use Application. Parking Facility. 71 Sullivan Street (U3-11) CI Zone. Town of Berwick.

Sarah McDaniel introduced herself as the representative to Luisa Sheldon. Ms. McDaniel said the plan is inferior and does not meet all the standards. Ms. McDaniel suggested the project should be seen as a Site Plan and not just a Conditional Use Application. Ms. McDaniel said the spaces provided did not meet the Town of Berwick Land Use Ordinance standards and hours of operation were not provided.

Ms. McDaniel said the most important part is the stormwater management. Ms. McDaniel asked why the curb was removed on the plan.

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

John Stoll of Long Swamp Road said the Fire Station is a long time coming. Mr. Stoll read Page 37 of the Downtown Vision Report which states public buildings should have pedestrian access. Mr. Stoll suggested the Board condition the approval of the Fire Station on the construction of the pedestrian access through the parcel.

Pat Boisvert of 6 Country Lane in Berwick introduced herself as a member of Envision Berwick and Downtown Vision Committee. Ms. Boisvert said she agreed with John Stoll and read an additional policy from the Downtown Vision Report.

Kevin Gray of Saw Mill Hill introduced himself as another initial member of the Downtown Vision Committee. Mr. Gray said he fully supports the Fire Station, he said it is really important to keep areas open for community access. Mr. Gray said we want all of the Village Overlay to be accessible.

Tom Wright, Cemetery Road and Chairman of the Board of Selectmen introduced himself. Mr. Wright said there is nothing precluding access through the site and the issue is the budget.

Dennis Dupuis asked if the trail would fall under Recreation and said there are Recreation funds available.

Alex Boisvert said he would like to see the area open. Mr. Boisvert said the most important thing with the project is the town's people feeling comfortable going to the area.

*The Public Hearing was kept open.*

## **Old Business**

*Nichole Fecteau recused herself.*

### **2. 173 Route 236 (R2 Zone). 4 Corners Clean.**

A site walk was completed at 5:30PM. The applicant showed where the parking will be. There were some concerns about traffic speeds and sight distance. The Board discussed getting a safety sign up. Frank Underwood asked for staff to the HHE200s on file.

**Motion:** Sean Winston motioned to approve the application.

**Second:** Michael LaRue

**VOTED – 4-0-1 in favor**

**Motion Passed**

In favor: Dave Andreesen; Sean Winston; Michael LaRue; Frank Underwood

Opposed: None

Abstain: Nichole Fecteau

### **3. Conditional Use Application: Parking Facility. 71 Sullivan Street (U3-11) CI Zone. Town Berwick.**

*Nichole Fecteau re-joined the Board.*

Lee Jay Feldman read his memo to the board. The Board discussed if the project fell into the Site Plan Review requirement. It was determined the project fell under Conditional Use Review and not Site Plan.

Ms. McDaniel explained that the lot does have over 5,000 square feet of impervious surface, and because of this, the project should fall under Site Plan Review.

Dave Andreesen asked for a 3<sup>rd</sup> party engineer to look over grading and Stormwater.

Stephen Eldridge explained fill will be brought in next to the fence to pitch away from the abutting property. Todd Gammon explained a surface swale will be installed. Mr. Gammon suggested the issue talked about seems to be an issue of hydrogeological ground water issue, rather than a surface water issue. Frank Underwood and Nichole Fecteau said they both would like to see the lot further engineered for Stormwater.

Frank Underwood asked if Ms. Sheldon had a sump pump. Ms. Sheldon said the last issue was in 2001 when the drain was filled. Ms. Sheldon said the curb was removed and her foundation was cracked.

Frank Underwood asked for clarity on hours of operation, lighting, is the lot seasonal, what kind of signage will be on the lot, will it be used as a park and ride. Tom Wright said the COAST bus will not be continuing their route by 71 Sullivan Street. Mr. Wright said there is no plan to plow the lot during the Winter. Mr. Wright said no problem on no overnight parking.

*A site walk was scheduled for 5:30PM on September 19<sup>th</sup>.*

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

Andy Hyland summarized the project. Mr. Hyland emphasized the importance of keeping the apparatus separate from the parking area. Todd Gammon said there is challenging topography on the site. There are four environmental permits required for the project.

Frank Underwood asked how the site could accommodate pedestrians. Dave Andreesen suggested access through the middle of the property through the Fire Station and Police Station. The Board discussed several options of access throughout the site. Mr. Hyland and Dennis Plate, Fire Chief, both strongly advised against pedestrian access on the Sullivan Street egress.

Frank Underwood asked why not keep the structure or part of the structure to repurpose for recreational purposes. Dave Andreesen asked to see a proposed future trail on the plan.

*Site Walk moved up to 5:00PM on September 5<sup>th</sup>.*

6. Subdivision Amendment. 4 T.C. Lane (R37 6-A-1) R2 Zone. Thomas Corliss.

James Bellissimo read his memo to the Planning Board. Mr. Bellissimo said TC Lane is also known as a Hodgson Subdivision which came with Conditions of Approval on the plan.

Thomas Corliss introduced himself. Mr. Corliss said the well will meet the Condition of Approval, that the well will be at least 40' deep. Mr. Corliss said the wetlands will not be impacted at all.

Frank Underwood and the Planning Board requested that Mr. Corliss' abutters were given a courtesy notice.

**Motion:** Nichole Fecteau motioned to approve the application.

**Second:** Sean Winston

**VOTED – 5-0 in favor**

**Motion Passed**

In favor: Dave Andreesen; Sean Winston; Michael LaRue; Frank Underwood; Nichole Fecteau

Opposed: None

Abstain: None

### **Approval of Findings of Fact**

- 537 Portland Street

**Motion:** Michael Larue motioned to accept the Findings of Fact as presented.

**Second:** Sean Winston

**VOTED – 5-0 in favor**

**Motion Passed**

In favor: Dave Andreesen; Sean Winston; Michael LaRue; Frank Underwood; Nichole Fecteau

Opposed: None

Abstain: None

### **Information Items**

Upcoming joint Berwick & South Berwick meeting about access through Industry Drive for a Residential Subdivision. Mr. Feldman explained the emergency access and egress in South Berwick is proposed to use Industry Drive.

Mr. Feldman explained the 3<sup>rd</sup> party engineer at Industry Drive has been doing a thorough job to ensure the project gets built as planned.

### **Public Comment**

**Adjournment**

**Motion:** Michael LaRue motioned to adjourn.

**Second:** Sean Winston

**VOTED – 4-0 in favor**

**Motion Passed**

In favor: Dave Andreesen; Nichole Fecteau; Sean Winston; Michael LaRue; Frank Underwood

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:

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