



# PLANNING BOARD MEETING MINUTES

Thursday September 19, 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:***

### ***Alternate Member Present:***

*David Ross-Lyons*

### ***Staff Members Present:***

*Lee Jay Feldman, Director of Planning; James Bellissimo, Planner; Jenifer McCabe*

## **Public Comment**

## **Approval of Minutes**

### **1. September 5, 2019**

Nichole Fecteau pointed out a typo in the sentence that pointed out a typo and two additional sections which required amendments.

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

**Second:** Frank Underwood

**VOTED – 5-0 in favor**

**Motion Passed**

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

Opposed: None

Abstain: None

## **Public Hearing**

2. Conditional Use Application. Adult Use Marijuana Store. 357 Portland Street (R70 12-1). RC/I Zone. Paper Birch Property.

## **Old Business**

2. Conditional Use Application. Adult Use Marijuana Store. 357 Portland Street (R70 12-1). RC/I Zone. Paper Birch Property.

A site walk was conducted prior to the September 19<sup>th</sup> meeting at 5:30PM. The applicant showed and explained to the Planning Board the site work and building construction that was completed to date.

Lee Jay Feldman recommended to the Board that the applicant provide proof of a State license before operating.

Nichole Fecteau said the site work is well done, secure, and the work completed is thorough.

Frank Underwood said he will be voting no based on his conversations with Paul Boisvert. Mr. Boisvert would prefer to see the State regulations finalized before acting on Mr. Venuti's application.

Lee Jay Feldman explained Mr. Venuti's Medical Marijuana Conditional Use will be active until the State licensed is shown to the Planning Department. At that point, the Medical Marijuana Conditional Use would no longer be active and the Conditional Use would be for Adult Use Marijuana.

**Motion:** Nichole Fecteau motioned to approve the application with the Conditions that the State permit is provided to the Town. If the State requires an amendment to the plan, Mr. Venuti will have to come back to the Planning Board.

**Second:** Michael LaRue

**VOTED – 4-1 in favor**

**Motion Passed**

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

Opposed: Frank Underwood

Abstain: None

## **New Business**

- 3. Site Plan Review & Conditional Use Application. School & Parking Expansion. 20 Blackberry Hill Road, Hussey School (R57 27). R2 Zone. MSAD60.**

Lee Jay Feldman explained the project is a Site Plan Review Application. The project required DEP permitting. Mr. Feldman said the project includes a new drop off area, two new parking areas, a building expansion, a new playground and stormwater infrastructure.

Neil Rapoza of Civil Consultants introduced himself as the representative of MSAD60. Mr. Rapoza said the project has been in the works for seven years. Mr. Rapoza explained all the changes on the site. The project may need to come back if the building footprint needs to change. Current day, there is very little room for cars to stack. The existing playground is encroaching into the stream setback, a new playground will be moved away from the setback.

Frank Underwood asked if there is enough room for bus stacking. Mr. Rapoza said the school administration said the room is sufficient for the existing conditions and can fit two more busses.

The building expansion will go on the already existing impervious area. The DEP requested that the applicant look at every option possible for treating water.

Frank Underwood asked about a third-party engineer to look at drainage.

Sean Winston asked about the pervious pavement and pointed out the systems often fail. Frank Underwood suggested an alternative.

**Motion:** Nichole Fecteau motioned to 9.8.f.2.b.i

**Second:** Michael LaRue

**VOTED – 5-0 in favor**

**Motion Passed**

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

Opposed: None

Abstain: None

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

**Second:** Sean Winston

**VOTED – 5-0 in favor**

**Motion Passed**

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

Opposed: None

Abstain: None

*Site walk & Public Hearing Scheduled for October 17<sup>th</sup> at 5PM for the site walk and 6:30PM for the Public Hearing.*

### **Findings of Fact**

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

**Motion:** Nichole Fecteau motioned to approve the Findings of Fact

**Second:** Frank Underwood

**VOTED – 5-0 in favor**

**Motion Passed**

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

Opposed: None

Abstain: None

### **Informational Items**

Lee Jay Feldman informed the Board that the Registry of Deeds is no longer accepting mylar, 20-pound white paper is now required.

### **Public Comment**

## **Adjournment**

**Motion:** David Ross-Lyons motioned to adjourn.

**Second:** Sean Winston

**VOTED – 5-0 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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