



PLANNING BOARD MEETING MINUTES

Thursday September 5, 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; Stephen Eldridge, Town Manager; Jenifer McCabe, Code Enforcement Officer

Public Comment

Approval of Minutes

1. August 15, 2019

Nichole Fecteau and Sean Winston pointed out a typo.

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

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

Public Hearing

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

Old Business

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

A site walk was held at 5:00PM on September 5th.

Andy Hyland introduced himself as the architect of the project and introduced Todd Gammon as the engineer of the project. Mr. Hyland said the sidewalk from Wilson Street will connect to the new entrance of the Fire Station and continue to a sidewalk between the Police & Fire buildings and a proposed path is shown to continue from the sidewalk in between the buildings to Logan Street.

Todd Gammon updated the Board on the environmental permits for the project. Mr. Gammon said with the DEP permit, all water on the site needs to be treated. Mr. Gammon said the site requires DEP inspection every five years for certification to ensure the stormwater measures are working as designed.

Nichole Fecteau read the definition of Public Space into the record. The applicant and Board agreed on a Conditional of Approval, the green space on the site will remain Public Space unless the property owner comes back for a Conditional Use. Frank Underwood encouraged planning the best use for the remaining green space.

Frank Underwood requested for all materials from the engineer to be utilized at a later date for research into future paths and trails through the site.

Motion: Frank Underwood motioned to approve the application

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

New Business

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

Lee Jay Feldman read his memo to the Board. Frank Underwood asked about the level of urgency in approving the application. Paul Venuti said they are applying now because of how the State of Maine licensing works.

A Condition of Approval was discussed. Before receiving an Occupancy Permit, Mr. Venuti shall provide the Town proof of a State of Maine license.

Motion: Nichole Fecteau motioned to find the application complete.

Second: Sean Winston

Sean Winston asked if both Medical and Adult Use Marijuana operations would happen at the same time. Mr. Venuti said it would be Adult Use Marijuana only.

VOTED – 5-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

The site walk was scheduled for 5:30PM and Public Hearing set for 6:30PM

Findings of Fact

5. 4 Corners Clean

Nichole Fecteau recused herself.

Motion: Sean Winston motioned to approve the Findings of Fact.

Second: Michael LaRue

VOTED – 4-0 in favor

Motion Passed

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

Opposed: None

Abstain: None

Nichole Fecteau re-joined the meeting

Informational Items

Rick Vandenberg provided an update on the Rec Master Plan & Prime Tanning Brownfield remediation.

Public Comment

Adjournment

Motion: Michael LaRue 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:
