



# PLANNING BOARD MEETING MINUTES

Thursday January 2, 2020  
Town Hall Meeting Room  
6:30 p.m.

## **Call to Order**

## **Pledge of Allegiance**

## **Introduction of Board Members**

### ***Regular Members Present:***

*Dave Andreesen; Frank Underwood; Sean Winston; Michael LaRue*

### ***Regular Member Absent:***

*Nichole Fecteau*

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

### ***Alternate Member Absent:***

*David Ross-Lyons*

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

*James Bellissimo, Planner; Jenifer McCabe, Code Enforcement Officer*

## **Public Comment**

## **Approval of Minutes**

1. December 19, 2019

**Motion:** Frank Underwood motioned to approve the minutes as presented.

**Second:** Michael LaRue

**VOTED – 3-0-1 in favor**

## **Motion Passed**

In favor: Sean Winston; Frank Underwood; Michael LaRue

Opposed: None

Abstain: Dave Andreesen

## **Old Business**

2. Preliminary Plan. Major Subdivision. 100 Old Pine Hill Road (R44-20) R1 & R2 Zone. NC Berwick LLC.

*The applicant was not present.*

### **New Business**

3. Conditional Use Application. Adult Use Marijuana Storefront. 513 Portland Street (R72-5) RC/I Zone. Tricann Alternatives.

James Bellissimo read Lee Jay Feldman's memo. The memo summarized the recent history of the property and the addition of an Adult Use Marijuana Storefront. Since Mr. Feldman's memo, Tricann has submitted a parking plan and has met the ordinance requirement.

Aaron Barth, President of Tricann and Berwick resident, introduced himself. Mr. Barth said there will be a total of 20 employees. Mr. Barth said there will be a max total of 5 employees in the Adult Use side at one time and 4 in the medical side for a total of 9 there at one time. Employees work 12-hour shifts so there will not be a shift change. Mr. Barth said there will be two handicap spaces. Sean Winston asked what the requirement is. Jenifer McCabe said two spaces is the requirement.

Frank Underwood asked if the final regulations have been issued. Mr. Barth said the only change in the program is the contract of seed-to-sale system but all regulations and rules have remained consistent.

The Board asked about the entrances and security of the exits. Mr. Barth said he will be speaking to his architect about securing the exits. Mr. Barth said that there will not be large trucks making deliveries.

James Bellissimo said the septic system in the file is from 1985 and it says the capacity is for 12 office workers. Since the use is replacing a hair salon, the net impact on septic and water would be reduced, however it would be good to look into the capacity to see if the projected use can be handled by the system.

**Motion:** Frank Underwood motioned to find the application complete.

**Second:** Sean Winston

**VOTED – 4-0 in favor**

**Motion Passed**

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

Opposed: None

Abstain: None

**Motion:** Sean Winston motioned to waive external plumbing submission because it is already on file with the Town.

**Second:** Michael LaRue

**VOTED – 4-0 in favor**

**Motion Passed**

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

Opposed: None

Abstain: None

The building will increase in R-value as a result of building renovations, satisfying the low-impact design requirement of the ordinance.

**Motion:** Sean Winston motioned to waive external plumbing submission because it is already on file with the Town.

**Second:** Michael LaRue

**VOTED – 4-0 in favor**

**Motion Passed**

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

Opposed: None

Abstain: None

Dave Andreesen requested that the applicant notify the Berwick Police Department of the added use to the building.

**Motion:** Dave Andreesen motioned to waive 9.8.1.1.

**Second:** Sean Winston

**VOTED – 4-0 in favor**

**Motion Passed**

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

Opposed: None

Abstain: None

*Site walk scheduled for 4:30PM on January 16<sup>th</sup>.*

Dave Andreesen said the safety issues need to be addressed on Route 4. Mr. Andreesen said because more businesses and traffic are on the road, there should be turning lanes. Mr. Andreesen said the Town should engage the DOT and then have a Public Hearing.

#### **4. Land Use Ordinance Amendments**

James Bellissimo read through amendments within the Land Use Ordinance dealing with marijuana. One proposed amendment would allow for non-conforming marijuana facilities to apply for a Conditional Use through Planning Board. Sean Winston asked if these establishments would be able to expand. Other changes include slight tweak to the Police letter, allowing vertical integration and other formatting changes.

James Bellissimo said licensing will be instituted in June. Mr. Bellissimo added the last part of the changes include a permit cap based on zone.

#### **5. Village Overlay & C/I District Expansion Request. 20 Rochester Street (U4-87). Dana Cotton.**

Dana Cotton of 20 Rochester Street introduced himself. Mr. Cotton said at some point in the near future, he will be putting his property up for sale. Having it in the C/I and Village Overlay District provides more opportunities for the property. 20 Rochester Street is abutting the zones and is able to opt-in, to go to a Town Vote. The Board requested to ask if other abutters would like to join the Village Overlay District.

*The Public Hearing will be held February 6<sup>th</sup>.*

### **Public Comment**

### **Informational Items**

The Comprehensive Plan committee is underway and community members are encouraged to get involved. The Berwick Land Use Ordinance will be re-worked once the Plan is completed to ensure the Ordinance and new Plan are aligned.

James Bellissimo said him and Town Manager Stephen Eldridge met with Great Falls Construction, who indicated they are very excited to turn their attention to Berwick. Community sessions with Great Falls Construction will be held in February, April and June.

**Adjournment**

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

**Second:** Sean Winston

**VOTED – 4-0 in favor**

**Motion Passed**

In favor: Dave Andreesen; 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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