



PLANNING BOARD MEETING MINUTES

Thursday October 1, 2020

Burgess Meeting Room, Berwick Town Hall

6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

Dave Andreesen; Frank Underwood; Michael LaRue

Regular Member Absent: *Sean Winston; Nichole Fecteau*

Alternate Member Present: *David Ross-Lyons (voting member); Jerry Graybill*

Staff Members Present: *James Bellissimo, Director of Community Development & Planning; Jenifer McCabe, Code Enforcement Officer*

Public Comment

Approval of Minutes

- September 17, 2020

Frank Underwood requested the uses identified are uses in the Berwick Land Use table. Mr. Underwood said General Industrial Building is not a use.

Motion: Frank Underwood motioned to approve minutes.

Second: Michael LaRue

VOTED – 3-0-2 in favor

Motion Passed

In favor: Dave Andreesen; Michael LaRue; Frank Underwood

Opposed: None

Abstain: Jerry Graybill; David Ross-Lyons

New Business

- Sketch Plan. Major Subdivision. Norman Court & Haflinger Lane. R2 Zone. LRB Leasing.

James Bellissimo said this subdivision has been in the works for several years and this is the third time the project has been at Sketch plan. The project is under new ownership and Civil Consultants is now the engineer firm. The subdivision is in the MS4 area.

Les Bodwell introduced himself as the new owner of the project. Connecting Haflinger and Normand Court allows for approximately 54 lots. Tom Harmon of Civil Consultants said the project will happen in phases. The project will require a Site Location permit from DEP. Mr. Harmon clarified the lots will be on Town Water & Sewer.

Michael LaRue asked about sidewalks. Mr. Harmon said Haflinger Lane has not been completed and should have sidewalks. Mr. Harmon requested sidewalks on one side and indicated he would like to avoid sidewalks on the shorter cul-de-sacs. Dave Andreesen asked if the power lines would be underground. Mr. Bodwell said he would do underground wherever possible. Mr. Harmon said he would defer to the town on lighting fixtures.

Mr. Harmon said there will be a Home Owners Association to manage the Stormwater and Open Space and that they will petition the Town to take over the roads. Dave Andreesen asked to see a copy of the traffic report on Old Pine Hill Road and School Street. Both Mr. Andreesen and Mr. Bodwell said speed is an issue.

Frank Underwood asked if the houses would be two or three bedrooms. Mr. Bodwell said the bedroom amount would be up to the buyer. Mr. Underwood said the total bedrooms would be an indicator for the impact on the schools.

A site walk was scheduled Saturday October 17th at 9:30 am.

Public Comment

Informational Items

James Bellissimo said Great Falls Construction will be sharing their site plan October 14th and again December 15th at 10 am.

Adjournment

Motion: Jerry Graybill

Second: David Ross-Lyons

**VOTED – 5-0 in favor
Motion Passed**

In favor: Dave Andreesen; David Ross-Lyons; Michael LaRue; Jerry Graybill; 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:
