



PLANNING BOARD MEETING MINUTES

Thursday November 19, 2020
Burgess Meeting Room, Berwick Town Hall
6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

Dave Andreesen; Nichole Fecteau; Frank Underwood

Regular Member Absent: David Ross-Lyons; Michael LaRue

Alternate Member Present; Jerry Graybill (voting member)

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

Public Comment

Alyson Graybill 10 Pond Road introduced herself. Ms. Graybill asked what the intent of the 1,000-foot setback is. Ms. Graybill proposed the 1,000-foot radius should apply to non-contiguous lots. Ms. Graybill asked the Board to consider limiting the amount of buildings one business could have. Ms. Graybill recommended that a marijuana caregiver not be allowed to cultivate within an apartment building due to odor and safety concerns. Jenifer McCabe said she is speaking with Town Council on multiple topics within Home Cultivation.

Approval of Minutes

- October 15, 2020

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

Second: Frank Underwood

VOTED – 4-0 in favor

Motion Passed

In favor: Dave Andreesen; Nichole Fecteau; Jerry Graybill; Frank Underwood

Opposed: None

Abstain: None

New Business

- June 2021 Land Use Ordinance Amendments

James Bellissimo introduced the Food Sovereignty. The purpose is to allow some direct sales from producers to consumers without the producers needing licensing. Frank Underwood said more thought needs to go into any Ordinance adopted. Mr. Bellissimo said the State has adopted the Food Sovereignty Act as a State Statute.

Mr. Bellissimo said the next amendments for frontage and Access to Lots are to make the requirements easier to understand. Frank Underwood asked where the proposed amendments came from.

The Planning Board and Staff discussed Cluster Subdivisions and Sliding Scale requirements.

The Board and Staff discussed Marijuana Testing Facilities and having it be exempted from the 1,000-foot radius from other Marijuana Establishments.

Nichole Fecteau brought up the following suggestions and talking points:

- Methods of increasing density by creating an Incentive Zone. An incentive zone would allow increased density in exchange for a public benefit that otherwise would not be required. Ms. Fecteau suggested a higher standard of design or sidewalk fund could be that public benefit.
- Incongruity between definition of “person”
- Dumpster should be screen period; it should not be specified to be wood or masonry.
- Added clarity on a 50-foot buffer is required. Is it 50’ wide, or 50’ long?
- Add in R1 next to Urban Residential District.
- Manure should be kept from all wells.
- Added clarity on accessory structures.

Public Comment

Informational Items

Frank Underwood asked about the Policies and Goals in the Comprehensive Plan. Mr. Bellissimo said all goals and policies from the past plans will be integrated into the one document.

Adjournment

Motion: Jerry Graybill motioned to adjourn.

Second: Nichole Fecteau

VOTED – 4-0 in favor

Motion Passed

In favor: Dave Andreesen; Nichole Fecteau; Jerry Graybill; Frank Underwood

Opposed: None

Abstain: None