



PLANNING BOARD MEETING MINUTES

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

Call to Order

Pledge of Allegiance

Introduction of Board Members

Dave Andreesen; Sean Winston; Nichole Fecteau; Frank Underwood

Regular Member Absent: Michael LaRue

Alternate Member Present: David Ross-Lyons (voting member)

Staff Members Present: Lee Jay Feldman, Director of Planning; James Bellissimo, Planner

Public Comment

Approval of Minutes

1. March 5, 2020

Frank Underwood pointed out an omission on a motion for the CAF Realty project. *The minutes were tabled.*

Upon review of the March 5th meeting, it was determined that Michael LaRue motioned to find the CAF application complete.

Public Hearing

Old Business

2. Conditional Use Application. Substantial Expansion. 541 Portland Street (R72 7-A) RC/I Zone. Redimix Companies.

James Bellissimo said because the application is an expansion < 1,500 square feet, the recommendation is to cancel the Public Hearing to be able to act on the application tonight. Mr. Bellissimo said the expansion is for the management of incoming parts and the particular operation is already happening on site.

Motion: Nichole Fecteau motioned to approve the Findings of Fact

Second: David Ross-Lyons

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Sean Winston; David-Ross Lyons; Nichole Fecteau; Frank Underwood

Opposed: None

Abstain: None

Motion: Frank Underwood motioned to approve the application subject to the Conditions in the Findings of Fact.

Second: Sean Winston

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Sean Winston; David-Ross Lyons; Nichole Fecteau; Frank Underwood

Opposed: None

Abstain: None

3. Conditional Use Application. Adult Use Marijuana Storefront. 60 Route 236 (R-57 55) RC/I Zone. Silver Therapeutics.

James Bellissimo summarized the changes from the last plan. Frank Underwood asked if the property was connected to the Berwick Sewer. Nichole Fecteau pointed out the Findings of Fact would need to be amended to reflect that fact.

Motion: Frank Underwood motioned to approve the Findings of Fact as amended.

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Sean Winston; David-Ross Lyons; Nichole Fecteau; Frank Underwood

Opposed: None

Abstain: None

Motion: Frank Underwood motioned to approve the application

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Sean Winston; David-Ross Lyons; Nichole Fecteau; Frank Underwood

Opposed: None

Abstain: None

4. Final Plan. Subdivision Amendment. 241 Cranberry Meadow Road (R32-15) R2 Zone. Hersom.

Lee Jay Feldman summarized the project and said the applicant is requesting three waivers. Chris Mende explained the change to the lot split. Mr. Mende said a former engineer said a division was not possible, which Mr. Mende and applicant found out was not true.

Mr. Mende said a High Intensity Soil Survey was completed for the poorly drained soils.

Motion: Nichole Fecteau motioned to find the application complete.

Second: Sean Winston

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Sean Winston; David-Ross Lyons; Nichole Fecteau; Frank Underwood

Opposed: None

Abstain: None

Chris Mende explained the reasoning behind the request for waivers.

Motion: Frank Underwood motioned to approve the waiver for the Stormwater Management Plan 7.2.D.30

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Sean Winston; David-Ross Lyons; Nichole Fecteau; Frank Underwood

Opposed: None

Abstain: None

Motion: Frank Underwood motioned to approve the waiver for the Erosion and Sedimentation Control Plan 7.2.D.31

Second: Nichole Fecteau

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Sean Winston; David-Ross Lyons; Nichole Fecteau; Frank Underwood

Opposed: None

Abstain: None

Motion: David Ross-Lyons motioned to approve the waiver for the Hydrogeologic Assessment 7.2.D.23.

Second: Sean Winston

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Sean Winston; David-Ross Lyons; Nichole Fecteau; Frank Underwood

Opposed: None

Abstain: None

Motion: Nichole Fecteau motioned to add a Condition of Approval to the Findings of Fact requiring the applicant to submit the soil report to the file and to approve the Findings of Fact.

Second: David Ross-Lyons

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Sean Winston; David-Ross Lyons; Nichole Fecteau; Frank Underwood

Opposed: None

Abstain: None

Motion: Nichole Fecteau motioned to approve the subdivision plan.

Second: Frank Underwood

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Sean Winston; David-Ross Lyons; Nichole Fecteau; Frank Underwood

Opposed: None

Abstain: None

Public Comment

Informational Items

The Board and Staff discussed Planning Board procedure moving forward.

Adjournment

Motion: David Ross-Lyons

Second: Sean Winston

VOTED – 5-0 in favor

Motion Passed

In favor: Dave Andreesen; Sean Winston; David-Ross Lyons; Nichole Fecteau; 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:
