



# PLANNING BOARD MEETING MINUTES

Thursday May 7, 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; Michael LaRue*

**Regular Member Absent:**

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

**Staff Members Present:** *Lee Jay Feldman, Director of Planning; James Bellissimo, Planner; Jenifer McCabe, Code Enforcement Officer*

## Public Comment

## Approval of Minutes

### 1. April 16, 2020

Sean Winston said context should be added to the zoning amendment discussion on marijuana. David Ross-Lyons pointed out the minutes said he was in attendance and he was not.

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

**Second:** Sean Winston

**VOTED – 4-0-1 in favor**

## Motion Passed

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

Opposed: None

Abstain: David Ross-Lyons

## **Public Hearing**

2. Site Plan Review. Funeral Home. Cemetery Road (R36-46) R2 Zone. Lang-Bibber Funeral Home

*The public hearing was closed.*

## **Old Business**

2. Site Plan Review. Funeral Home. Cemetery Road (R36-46) R2 Zone. Lang-Bibber Funeral Home

Geoff Aleva said upon review there were no deed restrictions found on the land dating back to the creation of the lot in 1919. The plan is to have an estimated 150 services per year. Mr. Aleva said 80-90% of the time the bodies will be prepared off site. Mr. Aleva said there are no industrial standards for waste for this use. If preparation of bodies is required on site, the wastewater will be held in a tank on site and pumped out.

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

**Second:** Frank Underwood

**VOTED – 5-0 in favor**

**Motion Passed**

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

Opposed: None

Abstain: None

Frank Underwood asked the dollar amount of the surety for the stormwater system. Mr. Aleva said the cost would be an estimated \$15,000. Lee Jay Feldman said the amount due will be required prior to construction.

**Motion:** Michael LaRue motioned to approve the Conditions of Approval

**Second:** Sean Winston

**VOTED – 4-0 in favor**

**Motion Passed**

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

Opposed: None

Abstain: None

**Motion:** David Ross-Lyons motioned to approve the application

**Second:** Frank Underwood

**VOTED – 5-0 in favor**

**Motion Passed**

In favor: Sean Winston; Michael LaRue; Nichole Fecteau; Frank Underwood; David Ross-Lyons

Opposed: None

Abstain: None

### **New Business**

3. Site Plan Review. Solar Array (Essential Services & Construction over 3,000 ft<sup>2</sup>). 193 Route 236 (R66 6-A) R2 Zone. Berwick Solar, LLC.

James Bellissimo read his memo to the Board. The use is defined as Essential Services but because there is construction of over 3,000 ft<sup>2</sup> the project will be reviewed as a Site Plan Review.

Zach Gordon introduced himself and his company EMI. Mr. Gordon explained his company is leasing land from the property owner Les Bodwell.

Gil Paquette of VHB introduced himself as the engineer of the project. Mr. Paquette said there are several similar projects in Maine because of recent solar incentives put in place by Governor Mills.

Zach Gordon explained the tax credit process at the State level. Mr. Gordon said the procedure is based on a bid process.

The Board and Staff had a discussion on the use and what review the project should come under.

Dave Andreesen asked if there are batteries on site. Mr. Andreesen asked what happens if the solar does not get off the ground. Mr. Gordon said the energy will go directly to the line, so no storage. Mr. Gordon said if the solar project does not happen, the option for the lease would be given up.

Frank Underwood asked for clarity on all the entities are and asked about the lots.

Jay Conroy of EMI said there will be smaller inverters along the array. Mr. Pacquette explained how the power will be distributed to the three phase power onto Route 236.

**Motion:** David Ross-Lyons motioned to find the application complete

**Second:** Dave Andreesen

**VOTED – 5-1 in favor**

**Motion Passed**

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

Opposed: Frank Underwood

Abstain: None

*Site walk scheduled for 5PM and site walk scheduled for 6:30PM.*

4. Site Plan Amendment. Commercial Storage. 387 School Street (R54-4) R2 Zone. PK Storage, LLC.

James Bellissimo read his memo to the Board. Mr. Bellissimo pointed out the lighting may be in violation.

Neil Rapoza of Civil Consultants introduced himself as the representative on the project. Mr. Rapoza said the lighting elements are visible from the road and will need to be addressed. Mr. Rapoza said for landscaping the applicant would like to keep the view of the facility open. David Ross-Lyons said he is not supportive of waiving the landscaping.

Nichole Fecteau asked why is the road 16' wide. Mr. Rapoza said that was the existing access.

Dave Andreesen reiterated the concern on the lighting.

**Motion:** Nichole Fecteau motioned to find the application complete

**Second:** Frank Underwood

**VOTED – 5-0 in favor**

**Motion Passed**

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

Opposed: None

Abstain: None

*Public Hearing 6:30PM and Site Walk 5:00PM scheduled for June 4<sup>th</sup>.*

**Public Comment**

**Informational Items**

Nichole Fecteau suggested additional marijuana standards in the Land Use Ordinance. Including: significantly increase the setbacks, limiting large scale facilities out of residential areas, and reduce size of facilities near residences.

Great Falls Construction is hiring for construction in the Downtown area.

**Adjournment**

**Motion:** David Ross-Lyons motioned to adjourn

**Second:** Sean Winston

**VOTED – 5-0 in favor**

**Motion Passed**

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

\_\_\_\_\_

\_\_\_\_\_