

January 5, 2016 Planning Board

Present were: Chair Ernie Allain, Regular Members Greg Estrella, Martha Creegan, Lori Langlois, Aline Boucher, Mark Evans, Tom McCue; Ex-Officio Members Lucie Remillard, Sue Tremblay, and Alternate Member Richard Cassidy; absent was John White

Others present: Tim Sutherland, Roland Gagnon, Pam Laflamme

Public Comments – there were no comments

Approval of December Minutes

Ms. Boucher moved with a second from Mr. Estrella to approve the December 2015 minutes. So moved, the motion carried.

Minor Subdivision

Mrs. Boucher moved with a second from Mr. Evans that the application is complete with the exception of the fee. So moved, the motion carried.

Tim Sutherland introduced himself stating that he is a surveyor from Lancaster. He explained that Mr. & Mrs. Gagnon own 18.13 acres on Jericho Road that they want to subdivide into three lots: 10.40 acres; 4.73 acres and a three acre lot. The property is in two zoning districts rural and business general with business general being the zone along the frontage of the property. Mr. Sutherland went on to say that the land is flat along the highway and goes to a steep slope as it goes in. If there were to be development in the future, it would be along the highway. The intent is for future residential use. Ms. Remillard confirmed that there is the appropriate amount of frontage for each lot. Mr. Sutherland added that each lot has been issued a driveway permit by State DOT.

Mr. McCue asked about a common driveway and Mr. Sutherland confirmed that the 10 acre lot will have a common driveway; however each lot will have permitted access to Route 110,

Public Hearing

Chair Allain opened the public hearing at 6:46 p.m. There being no comments, he subsequently closed the public hearing at 6:46 p.m.

Mr. Evans moved to accept the subdivision as presented; Ms. Remillard seconded and the motion carried.

Mr. McCue moved to authorize Chair Allain to sign the plan on behalf of the Board; Mr. Estrella seconded and the motion carried. Mr. Sutherland and Mr. Gagnon left the meeting at this time.

Site Plan Review Regulations

Ms. Laflamme reported that Mr. Chapman will be coming in for site plan of 218 Jericho Road (former Bass Shoe) and there is a potential for three other site plans.

The Planning Board may review lighting landscaping; snow storage, drainage, fencing and more under Site Plan Review. Ms. Laflamme indicated that she will resend the site plan regulations.

In a "Design Review" the applicant can come to the Board without concrete plans and neither the Board nor the applicant are committed to anything discussed during design review. The process gets ideas out for discussion.

Project Updates

Land Purchase - Ms. Laflamme reported that BIDPA purchased 215 acres on East Milan Road. The space is north of the Industrial Park and it is mostly out of the flood plain. Mr. Cassidy noted that it is the former Arabian Horse Racetrack. Ms. Laflamme added that a survey is being done of the property to determine the most logical access points and to identify the extent of the landfill on the property.

Food Coop – There will be a community meeting January 27 at 6:00 p.m. at the college. The hope is to get interested people who want to be on the board and within two weeks to have a board in place. Board members could include people interested in real estate, excited community members, those with special expertise in certain sectors, etc. Study results will be shared at the meeting.

The Hungry Heart – Next Wednesday night there will be a free showing of the documentary, The Hungry Heart at 6pm, at the Berlin Middle School Auditorium. It is about opiate addiction and what organizations and individuals in our community can do.

Route 110 - It is the hope that once the project is finished, a plan can be developed to address the bark that was laid over loam in the green spaces. Ideas so far are getting someone to excavate the bark and excavate the loam and put the bark back. The bark could be replaced with a wild flower mix that does not have to be mowed. In the summer the State will finish the wearing course of pavement and punch list items.

Other – no items.

Public Comments – none

Member Comments – none

Planner Comments – Ms. Laflamme wished everyone a Happy New Year.

Adjournment

Ms. Remillard moved to adjourn; Mrs. Boucher seconded and the motion carried. The meeting ended at 7:25 p.m.

Susan Tremblay
Administrative Assistant