

March 5, 2019
Planning Board

Present were: Regular Members Tom McCue, Lori Langlois, Naomi Levesque, Greg Estrella, Richard Cassidy, Christina Lefebvre, Helene Rayborn, Ex-Officio Member Lucie Remillard, and Ex-Officio Member Bryan Chevarie.

Alternate Members Lane Strahan and Aline Boucher were excused.

Others Present: Pamela Laflamme, Community Development Director; Michel Salek, Code Enforcement Officer; members of the public.

Public Comments

None

Approval of February Minutes

Mr. Estrella made a motion to approve the minutes of the February 5, 2019 meeting as written. Ms. Rayborn seconded the motion. All in favor, the motion carried. Mr. McCue abstained from voting as he did not attend the February meeting.

Site Plan Review – David Poulin (412 Glen Avenue, Tax Map 116, Lot 12) – York Land Services – Tabled from Last Month

This matter was not ready to be discussed at this meeting. This is an official notification that public notices will not be resent. The site plan review will be tabled until the April 2, 2019 meeting.

Lot Mergers

Norway Street – Tax Map 126-Lots 108, 109, and 114

Map 126-Lot 109 is 0.38 acre parcel and the site of a single-family home. Map 126-Lots 108 and 114 are two abutting parcels of vacant land consisting of 0.56 acres and 0.99 acres, respectively. The owner of these vacant parcels wishes to merge the lots into Map 126-Lot 109. A motion to approve the lot merger was made by Ms. Remillard. Ms. Rayborn seconded the motion. All in favor, the motion carried.

Grafton Street – Tax Map 130-Lots 98 and 99

Map 130-98 is a 0.11 acre parcel and the site of a single-family home. Map 130-Lot 99 is an abutting 0.17 acre parcel of vacant land. The owners of these parcels wish to merge the vacant lot into Map 130-Lot 98. A motion to approve the lot merger on the condition that the second owner of these properties sign the lot merger form was made by Ms. Levesque. Ms. Langlois seconded the motion. All in favor, the motion carried.

Short Term Rentals – Update

Mr. McCue gave an update to the Board in regards to how New Hampshire communities are addressing properties that are used for short-term rentals. There is a Senate bill that is under consideration by the legislature in which a degree of additional authority would be granted to municipalities – giving them more legal rights in enforcing rules at the local level. Currently, most communities are addressing their concerns in regards to short-term rentals through the

inspection, zoning, and planning routes. Ms. Laflamme noted that, fortunately, few negative issues have surfaced in Berlin thus far.

Project Updates

Community Profiles – The first meeting for this venture is tomorrow night (3/6/19). Ms. Laflamme noted that it will likely be a short meeting and attendance may be sparse as it is the first day of Lent, a City Council budget meeting, and the BHS boys' hockey team has a playoff game in Plymouth scheduled. Ms. Laflamme has been in contact with almost everybody on the list of potential members and continues to assemble the group that will participate in the project.

Economic Development & Marketing Strategy – Berlin Industrial Development and Park Authority (BIDPA) has selected a consulting firm to perform the economic development strategy for the City of Berlin. There will be a community workshop on April 4th at 6:00 pm at a location that will be selected and announced soon. This strategy will be the launching pad for economic development work for the master plan.

Other

Ms. Laflamme asked Suzanne Wasileski, a member of the public whom has been attending recent Planning Board meetings, if she was interested in joining the Board as an alternate member. Ms. Wasileski indicated that she was interested in doing so. Ms. Laflamme will be in contact with her regarding formalizing the matter.

Public Comments

None

Member Comments

Mr. McCue stated that he is interested to see how the master plan comes together and how it compares to the prior plan from a decade ago. The City was in a very different position compared to those days in many ways, and faces some similar challenges in other ways also.

Planner Comments

None

Adjournment

There being no further business to come before the Board, Mr. Cassidy mad a motion to adjourn, seconded by Ms. Lefebvre. All in favor, the motion carried. The meeting ended at 7:20 pm.

The next Planning Board meeting will be held on Tuesday, April 2, 2019.

Respectfully Submitted,
Bryan Chevarie