

**July 6, 2017**  
**Planning Board**

**Present were:** Regular Members Tom McCue, Lori Langlois, Greg Estrella, Helene Rayborn, Richard Cassidy Ex-Officio Member Jen Myers, Naomi Levesque

Members Lucie Remillard and Aline Boucher were excused for the evening

**Others Present:** Pamela Laflamme, Community Development Director; Michel Salek, Code Enforcement Officer; Barbara Tetreault, Berlin Daily Sun

**Public Comments** – No one spoke

**Approval of June Minutes**

Mr. Cassidy moved with a second from Ms. Rayborn to approve the June 2017 minutes as written. So moved, the motion carried.

**Lot Line Adjustment – City of Berlin & Androscoggin Valley Hospital**

Mr. Burke York of York Land Services presented the lot line adjustment proposed for the corner of Hutchins and Bridge Streets. There is a triangular piece at the corner of the lot that will be conveyed from AVH and become part of Hutchins Street.

Ms. Laflamme stated that this is more for the trucks as it is the truck route. Trucks have still been going over the curbing, so this will allow the City to move the sidewalk back and give more room in the street. Mr. York explained that this will just be an imaginary line until an engineer comes in and designs the road.

This is a donation from AVH and the City Council supports the lot line adjustment.

When asked what the design of the curve would be, Mr. York replied that the presented plan is based on an engineer's plan of what the S-turn would look like.

Mr. McCue opened the Public Hearing at 7:04pm

No one spoke

Mr. McCue closed the Public Hearing at 7:04pm

Ms. Laflamme noted that the application was complete as submitted. **Ms. Levesque made a motion to accept the application as complete, with a second from Mr. Cassidy. All in favor, the motion carried.**

**Ms. Rayborn made a motion to accept the Lot Line Adjustment between the City of Berlin & Androscoggin Valley Hospital as presented. Mr. Estrella seconded the motion. All in favor, the motion carried.**

**Mr. Cassidy made a motion to authorize Chair McCue to sign the plans and Mylar on the Board's behalf. Ms. Rayborn seconded the motion. All in favor, the motion carried.**

**Minor Subdivision and Lot Line Adjustment—Binette Realty, LLC**

Mr. Burke York presented a proposed Minor Subdivision for the property with the old Knights of Columbus building on Jericho Road.

Ms. Laflamme stated that the Minor Subdivision Application was complete as submitted. Ms. Langlois made a motion to accept the application as complete. Mr. Estrella seconded the motion. All in favor, the motion carried.

The subject property is currently close to 5 acres. The owners would like to separate out a piece of land with the building and create a vacant lot. This will essentially be dividing the current property in half. The lot with the building already has state subdivision approval (for septic purposes) from NHDES.

The lot line adjustment would add 5.5 acres at the back to lot without the building. All back lots have their own frontage on Route 110, it is a gravel pit. All lots meet the zoning requirements of the City. The subdivision is under 5 acres and has state approval (same as above).

Mr. McCue inquired if St. Laurent Lane was private. Mr. York replied yes and that the City has rights, Leveille has rights, Savannahwood has rights; there is a deeded of right of way.

Mr. York showed the trail easements, which have been indicated on the maps provided. The owners will retain rights to the easements on the property to cross over.

Mr. McCue opened the Public Hearing at 6:39pm

No one spoke

The Public Hearing was closed at 6:40pm

Board members did not state any conditions for the approval. Mr. McCue asked if the board was ready to vote to accept the application. All members were in favor to proceed with a vote.

**Ms. Rayborn made a motion to approve the minor subdivision of Map 407, Lot 2 as presented, seconded by Mr. Cassidy. All in favor, the motion carried.**

**Lot Line Adjustment—Binette Realty, LLC & Albert & Mary Guay**

**Ms. Langlois made a motion to approve the lot line adjustment as presented between Binette Realty, LLC & Albert & Mary Guay, seconded by Ms. Levesque. All in favor, the motion carried.**

**Site Plan Review—Binette Realty, LLC**

Ms. Laflamme stated that the application was complete as submitted.

**Ms. Langlois made a motion to accept the application for Site Plan Review as complete, seconded by Ms. Levesque. All in favor, the motion carried.**

Dalton Mountain Motorsports will deal in ATVs, snowmobiles, and side by sides. Lisa Nast from Dalton Mountain Sports was in attendance. Burke York of York Land Services stated that the dealership will be in the old Knights of Columbus building. The lot with building was just approved. This will be a retail establishment featuring a new unit display out front on the property and storage out back. Mr. York indicated snow storage at the rear of the property. He also stated that there is new pavement. Parking will be out front for customers and on the side for the four (4) employees. There is a propane tank and dumpster at the back corner of the lot. The hours of operation will be 8:00am – 5:00pm, 6 days a week, closed Monday or Tuesday.

There are driveways on the site. The access shown will now be for both properties (the resulting 2 lots from the previously approved subdivision).

Ms. Levesque wanted to know how snow storage would affect wetland area and brook. Mr. York replied that it will be nothing more than it is now. The properties are higher than the brook, so it will melt down into it.

Ms. Langlois asked where there was access to the trail. The access is St. Laurent Lane.

The layout will not expand the present building. A change in footprint is not proposed at this time.

Board members discussed the following: There will not be any fenced in storage. There is existing lighting at the property, there is a pole at the back, and the directional lighting will be directed downward. There is a proposed sign, a permit has been turned in, however there is not one currently on the property.

Mr. McCue opened the Public Hearing at 6:49pm

**Barbara Tetreault, Berlin Daily Sun, Berlin, NH**

What did you say was the total lot size? 1.8 acres total lot size. You said that the State (NHDOT) is way behind on driveway permits? Do you need that before you open? Mr. York replied, that is up to the board. Ms. Laflamme also commented that the City is still talking to DOT about it.

**Lisa Nast, Dalton Mountain Motor Sports**

We anticipate opening by the end of the month [July].

**Steve Binette, Binette Realty, LLC**

We already have 2 approved driveways by the State on the property.

**Pamela Laflamme, City of Berlin**

We will continue working on the approval with DOT.

Mr. McCue closed the Public Hearing at 6:51pm

Mr. McCue inquired if the board needed anything else addressed in addition to the standard of requiring all local, state, and city approvals.

No one spoke.

**Ms. Langlois made a motion to approve the Site Plan Review with any and all local, state, and federal permits or requirements to be placed on file with the Planning Department upon receipt. Mr. Cassidy seconded the motion. All in favor, the motion carried.**

**Mr. McCue asked the Board to vote allowing him to sign the Minor Subdivision Plan and Lot Line Adjustment Plan and Mylar on behalf of the Board. Mr. Cassidy made a motion, seconded by Ms. Langlois. All in favor, the motion passed.**

**Project Updates**

**City Owned Land Project** – Ms. Laflamme apologized for not getting the land assignments out to members prior to the meeting. She assigned board members land parcel to view. Members will need to be ready with their recommendations for the August meeting.

Allen Bouthillier will be here in August. He would like to expand his gravel pit. He'd like to use it commercially so he will be coming back to the board for approval, based on the condition of approval from the Route 16 Project.

Ms. Laflamme will be checking on the status of the Clorite campground (Jericho Gateway Family Campground) and will report what she finds out.

The City will put out a Request for Qualifications for both the riverwalk and skate park. The grant for skate park was approved.

The City was notified on Friday from DOT they could do the historic mitigation on Route 110. This is the last part of the project to be done. The bid has to be accepted by the Commissioner of the DOT. The project will be finished this summer and completed.

The first farmer's market in Berlin will be this Tuesday in Gill's Park on Main Street.

The Salvation Army is now providing transportation from Berlin to Gorham to the Farmer's Market on Thursdays at the Town Common.

Ms. Laflamme and Sylvia Poulin met with the sign designer last week. Questions were answered and the project is moving forward.

There will be a zoning change for Residential Rural zone that will be brought to the Board in August. There is potential for large scale solar and current ordinance doesn't address it.

**Other** – No one spoke

**Public Comments** – No one spoke

### **Member Comments**

Mr. Estrella inquired about the old tires and junk at the Costello Tire Company. There was discussion amongst the members regarding the curb and junk on the property.

Will the left side of Hutchins Street be finished or just be terminated as vegetation? There was thoughtful discussion about why the City choose to put the sidewalk on one side of the street on as we opted to take width for the travel lanes and shoulder. In addition, the City does not own the property on the left side of Hutchins. Members felt it would look more finished and complete if the curbing had continued. It was mentioned that this is also the case at the Costello Tire Company and the property owners had refused Sargeant access to their properties to install the curbing and/or sidewalk.

Ms. Levesque wondered why the blue Farmer's Market sign at the City's entrance was still not changed out. She also commented on Mason Street. Is there a reason why there is not a double yellow line? She was involved in a car accident at the corner of Mason and Granite Streets due to an oncoming car taking the turn too wide. She had stopped short to avoid the collision and the oncoming vehicle still continued on its path. Ms. Laflamme replied

that the complaint has to come up at Traffic and Safety. Ms. Levesque stated that she feels like there is enough room for two vehicles if they stay on their own side of the street.

Ms. Rayborn wanted to know who enforces fireworks. They have been going off around 11:30pm in her neighborhood. Ms. Laflamme answered that she would need to call the police, and that it is something that historically continues to happen all summer long. What about the ATVs, isn't there a 10:00pm curfew? Yes. They continue to fly up 8<sup>th</sup> Street and it is one regret I have about living on my street, is the amount of traffic and the speed vehicles travel at on that street. Even when school was in session it has become a drag strip.

Ms. Laflamme noted that reporting ATVs is even harder to patrol. By the time you call or if they have any other calls they need to respond to. Ms. Rayborn wanted to know if getting a portable electronic sign to tell speed could be put on Eighth Street. Ms. Laflamme replied that Ms. Rayborn could call the Police Department and request it.

Mr. Estrella inquired if they could put a blinking traffic light in front of Brown School. Ms. Laflamme stated yes, they are going to, I believe it will be solar, it is part of the plan.

**Planner Comments** – No one spoke.

There being no further business to come before the Board, Ms. Levesque moved to adjourn; Ms. Langlois seconded and the motion carried. The meeting ended at 7:43pm

Jen Myers  
Administrative Clerk