

## **Planning Board Minutes**

### **June 2, 2015**

**Present were:** Regular Members: Chair Ernie Allain, Vice Chair Tom McCue, Aline Boucher, Martha Creegan, Greg Estrella, Lori Langlois, Alternate Members John White, Richard Cassidy, and recording Administrative Clerk Bryan Chevarie

**Excused:** Lucie Remillard, Mark Evans, and Susan Tremblay

Chair Allain opened the meeting at 5:50 p.m.

**Public Comments** - none

### **Approval of May Minutes**

The Board did not have a copy of the May minutes to review. It was agreed that the issue be tabled. Mr. Estrella moved with a second from Ms. Boucher to table the approval of the minutes of the May, 2015 meeting. So moved, the motion carried.

### **Site Plan Review Continued, Tabled From 2/3/15 – Parking Facility Application**

Ms. Laflamme advised the Board that Paul Croteau previously agreed to put in a good faith effort in regards to obtaining a junkyard license. There was no additional information to consider as the application process has not commenced. The Board discussed denying the original application to allow City Council to consider the junkyard license. Ms. Boucher moved to deny the original application due to a lack of information; Mr. Estrella seconded and the motion carried.

### **Zoning Discussion – Route 110 and Third Avenue Area**

The Board discussed what could be the best utilization of the old St. Joseph school if it were to be redeveloped. Ms. Langlois asked if we would have to rezone the area to allow for certain uses. Ms. Laflamme noted that it currently sits in a Residential/General zone. According to Berlin's Zoning Ordinance hotels, offices, community centers, churches, recreation centers, and more are allowed by Special Exception of the Zoning Board. The Board noted that parking shouldn't be an issue since the street is extremely wide, allowing for cars to park perpendicular to the curb without obstructing traffic.

Ms. Laflamme made reference to the domino effect that a rehabilitated building can have on a neighborhood. A substantial improvement on a significant property usually heralds further enhancement of surrounding areas.

Mr. McCue noted that if we do encourage business development in the area we need to be careful not to detract from the downtown area. We should be hesitant to create a "pocket"

of businesses that is isolated from the rest of the city. Ms. Creegan noted that we still have open office space on Main Street.

### **Planning Discussion – Possible Northern Trail Connection for OHRV's**

There are parts of the City that are a great distance from trailheads for ATVs. Not only is this an inconvenience to the general public but driving long distances on pavement with an ATV is bad for the tires. The Board discussed potential solutions to this problem including creating new trails if easement issues could be addressed. Ms. Creegan pointed out that getting ATVs off the street is beneficial to everyone due to the reduced noise for homeowners.

Mr. McCue pointed out that there are potential benefits of connecting the Jericho trails to other parts of the city. Ms. Creegan suggested that we need to work with the snowmobile club on this issue. The Board was in agreement that this will need to be a collaborative effort between several groups.

Ms. Langlois moved to strongly recommend that the ATV Club, Snowmobile Club, City Council, and the Department of Resources and Economic Development (DRED) make an off-pavement trail that connects parts of the city in a suitable manner; Ms. Creegan seconded and the motion carried.

### **Project Updates**

Ms. Laflamme noted that AHEAD, in collaboration with the City, will be making improvements to "Friendship Park" on June 8<sup>th</sup>-12<sup>th</sup> via volunteer landscaping and the construction of a new shade canopy for the Children's Summer Food Service Program.

**Public Comments** – no comments

### **Member Comments**

Mr. McCue mentioned that he heard unexpectedly loud noises coming from the Biomass facility throughout the previous weekend.

**Planner Comments** – no comments

Mr. Cassidy moved to adjourn; Ms. Langlois seconded and the motion carried. The meeting ended at 6:45 p.m.

Respectfully Submitted,  
Bryan Chevarie