



Town of Berwick
Planning Board Meeting Agenda
Thursday, June 4, 2026
Burgess Meeting Room, Berwick Town Hall
6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

Approval of Minutes

- May 21, 2026

Public Comment

Public Hearing

- Site Plan Amendment & Conditional Use. Commercial Mini-Storage & Storage and/or Maintenance Facility. 420 School Street (R54-15). R3 Zone. Hampton River Rentals, LLC.
- Conditional Use. Professional Office, Retail Business & Storage and Maintenance Facility. 139 Wentworth Road (R62-7-2). RC/I Zone. Great Northern Builders.

Old Business

- Site Plan Amendment & Conditional Use. Commercial Mini-Storage & Storage and/or Maintenance Facility. 420 School Street (R54-15). R3 Zone. Hampton River Rentals, LLC.
- Conditional Use. Professional Office, Retail Business & Storage and Maintenance Facility. 139 Wentworth Road (R62-7-2). RC/I Zone. Great Northern Builders.

New Business

Public Comment

Informational Items

Adjournment



Town of Berwick

Planning Board Meeting Minutes

Thursday, May 21, 2026

Burgess Meeting Room, Berwick Town Hall

6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

Rick Raynes (Acting Chair); Niles Schore; George Claassen; Megan Burgess; Daniel Hook

Regular Members Absent: *Nichole Fecteau*

Staff Members Present:

James Bellissimo, Director of Planning & Development

Approval of Minutes

- May 7, 2026

Motion: Niles Schore motioned to approve the minutes as presented

Second: Daniel Hook

VOTED – 5-0-0 in favor, Motion Passed.

In favor: *Rick Raynes; Niles Schore; George Claassen; Megan Burgess; Daniel Hook*

Opposed: None

Abstain: None

Public Comment

A member of the public asked about when there would be an opportunity to discuss the Sewell project on Ridlon Road. Mr. Raynes explained the application and public hearing process, noting the public hearing would be scheduled at a future meeting. A second member of the public asked about a bridge on Ridlon Road; Mr. Raynes noted this was not within the Board's purview.

Public Hearing

Old Business

- Conditional Use. Automobile Service & Vehicle Sales. 381 Portland Street (R70-14). RC/I Zone. Lagasse.

The applicant provided an update on outstanding items from the previous meeting. Fire doors and exit lighting have been completed. A scheduled installation date for the fire detection system has been arranged.

Motion: Niles Schore motioned to approve the Findings of Fact.

Second: Daniel Hook

VOTED – 5-0-0 in favor, Motion Passed.

In favor: Rick Raynes; Niles Schore; George Claassen; Megan Burgess; Daniel Hook

Opposed: None

Abstain: None

Motion: Daniel Hook motioned to approve the Conditions of Approval.

Second: Niles Schore

VOTED – 5-0-0 in favor, Motion Passed.

In favor: Rick Raynes; Niles Schore; George Claassen; Megan Burgess; Daniel Hook

Opposed: None

Abstain: None

Motion: Niles Schore motioned to approve the Application

Second: Daniel Hook

VOTED – 5-0-0 in favor, Motion Passed.

In favor: Rick Raynes; Niles Schore; George Claassen; Megan Burgess; Daniel Hook

Opposed: None

Abstain: None

New Business

- Conditional Use. Professional Office, Retail Business & Storage and Maintenance Facility. 139 Wentworth Road (R62-7-2). RC/I Zone. Great Northern Builders.

Maya Srinivasan, owner of Great Northern Builders, introduced the project. Great Northern Builders is a residential general contractor that has been in business for 24 years and has been operating in South Berwick for 17 years. The applicant seeks to relocate to a larger property at 139 Wentworth Road to accommodate the growth of the business. The property is currently a residential use and the application proposes changing it to professional use, which is permitted in the RC/I Zone. The applicant is set to close on the property, contingent upon receiving Board approval.

Motion: Niles Schore motioned to find the application complete.

Second: Megan Burgess

VOTED – 5-0-0 in favor, Motion Passed.

In favor: Rick Raynes; Niles Schore; George Claassen; Megan Burgess; Daniel Hook

Opposed: None

Abstain: None

Site Walk Scheduled for June 4 at 5:15pm.

- Conditional Use & Site Plan Review. Mineral Extraction. Off Ridlon Road (R2-15 & 8). R3 & AP Zone. Two Sisters' Working Lands, LLC.

Kendra Marass presented on behalf of Two Sisters Working Lands LLC. The project proposes mineral extraction (sand and gravel) in seven phases of approximately 10 acres each, located off Ridlon Road past the end of pavement, across from Keay Road. An existing wood road will be widened to 24 feet with 1-foot gravel shoulders and is approximately 800 linear feet to the extraction area. No more than 20 acres of open pit area will be active at a time per DEP standards.

Key project details discussed included:

- Reclamation of each phase with loam, seed, and meadow mix following excavation
- Anticipated traffic of approximately 20 dump trucks per day average; hours of operation 7:00 a.m. to 7:00 p.m. weekdays and 7:00 a.m. to 5:00 p.m. Saturdays, closed Sundays
- Noise analysis indicating the crusher must be at least 725 feet from abutting parcels during initial clearing to meet the 60 dB ordinance standard; noise levels expected to decrease as the pit deepens
- The pit area is internally drained; a ditch and level spreader will manage runoff from the access road
- An existing 2-foot diameter culvert at the stream crossing will be replaced with a 4-foot diameter culvert
- Dust control via water truck and a 100-foot paved apron at the road entrance
- Three groundwater monitoring wells proposed; groundwater to be monitored quarterly per DEP requirements; minimum 5-foot separation from groundwater table required at all times
- No onsite fuel storage proposed; all equipment maintenance to occur offsite
- Correspondence is ongoing with Maine Department of Inland Fisheries and Wildlife regarding potential wildlife concerns

A waiver request for a high-intensity soil survey was submitted; the applicant requests substitution with a medium-intensity USDA soil survey given site conditions. The Board agreed to table the waiver and seek additional clarification from the town's engineering consultant prior to acting on it.

Motion: George Claassen motioned to find the application complete.

Second: Niles Schore

VOTED – 5-0-0 in favor, Motion Passed.

In favor: Rick Raynes; Niles Schore; George Claassen; Megan Burgess; Daniel Hook

Opposed: None

Abstain: None

Site Walk set for June 25th 4:30PM and Public Hearing 6:30PM

Location is approximately across the Street from the intersection of Keay/Ridlon Road.

Public Comment

Informational Items

Adjournment

Motion: Daniel Hook

Second: George Claassen

VOTED – 5-0-0 in favor, Motion Passed.

In favor: *Rick Raynes; Niles Schore; George Claassen; Megan Burgess; Daniel Hook*

Opposed: None

Abstain: None

Signed as Approved by the Board:

Chair

Date

Town of Berwick Planning Board
Site Plan Amendment & Conditional Use Review Findings of Fact

Applicant: Hampton River Rentals, LLC
420 School Street (Tax Map R-54, Lot 15)

June 3, 2026

Hampton River Rentals, LLC proposed a Site Plan Amendment and Conditional Use to expand an existing contractor unit facility at 420 School Street. The 3.61-acre parcel is located on School Street (Route 9), a major highway, in the R3 zoning district. The proposed work consists of three components: (1) construction of a fifth contractor unit building of approximately 4,800 s.f., identical in function to the four existing buildings; (2) a phased reconstruction and expansion of existing Buildings D and E into a single replacement building, increasing floor area from approximately 4,200 s.f. to 6,000 s.f.; and (3) reconstruction of the existing detention pond as a Wetpond meeting Maine DEP Chapter 500 standards, with associated grading, drainage, and parking improvements.

The Board reviewed the application at its May 7, 2026 meeting. Wyatt Page of Attar Engineering presented on behalf of the owner. The applicant confirmed that current tenants include a two-person excavation company, a two-person automotive shop, a four-employee drain cleaning company, a one-person entertainment/events company, and a three-person tree company. Hours of operation are proposed as 7:00 a.m. to 6:00 p.m., with most tenants typically vacating by 4:30 p.m. The total number of rental units upon completion is anticipated to be 13. The applicant confirmed that no vehicle repair work will be performed outside of the bays, and agreed to add a note to the plans to that effect. The Board discussed stormwater management, septic capacity, parking, lighting compliance, signage, and the gravel area within the setback to be removed.

Findings of Fact/Conclusions

Article 7 – General Requirements

- 1) **Air Emissions:** This standard is met. The contractor unit use will not generate air emissions injurious to humans, animals, or vegetation, or detrimental to the health and safety of adjoining properties. No vehicle repair work will be performed outside of enclosed bays.
- 2) **Buffer Area:** This standard is met. The site is screened from abutting residential properties by existing vegetation and is oriented toward Route 9 and adjacent commercial properties.
- 3) **Explosive Materials:** This standard is met. No flammable or explosive materials are proposed to be stored in bulk above ground. Storage within individual contractor units is incidental to permitted trade contractor uses.
- 4) **Lighting:** This standard is met with a Condition of Approval. Existing exterior lighting fixtures are not fully shielded and light sources are directly visible, in violation of LUO Section 7.4.3. The fixtures also appear to exceed the 3,000K Correlated Color Temperature limit required by Section 7.4.5. This standard shall be met as a condition of approval: all exterior lighting, existing and proposed, shall be replaced with fully shielded fixtures not exceeding 3,000K CCT.
- 5) **Landscaping:** This standard is met. Grading and vegetation disturbance is limited to the developed footprint. The gravel area within the front yard setback is to be revegetated as shown on the plans.

- 6) **Noise:** This standard is met. The use consists of contractor unit storage and trade business operations conducted inside enclosed bays. Hours of operation are 7:00 a.m. to 6:00 p.m. No adverse exterior noise impacts are anticipated.
- 7) **Odor:** This standard is met. The proposed use will not emit odors harmful beyond the lot line.
- 8) **Off-Street Parking:** This standard is conditionally met. Required parking is based on one space per employee on the largest shift per the LUO parking schedule for industrial businesses. Site Plan Note 8 identifies a maximum of 50 employees; the plan provides 50 spaces plus 2 ADA spaces.
- 9) **Refuse Disposal:** This standard is met. Waste disposal was addressed by the applicant on the record.
- 10) **Traffic:** This standard is met. The site fronts on Route 9, a major highway, with an existing curb cut. No material change to traffic patterns is anticipated.
- 11) **Sewage Provisions:** This standard is met. Three HHE-200 forms on file document adequate subsurface disposal capacity for the proposed use at the approved maximum employee count
- 12) **Setbacks and Screening:** This standard is met. Proposed structures comply with R3 dimensional requirements. The gravel area within the front yard setback is to be removed and revegetated.
- 13) **Signs:** This standard is met. The existing non-permitted sign has been removed and will be replaced with a compliant structure.
- 14) **Soils:** This standard is met. Site evaluations were previously conducted and are on file.
- 15) **Erosion and Sedimentation Control:** This standard is met. The submitted plan set includes erosion and sedimentation control notes, specifications, and details in accordance with applicable standards.
- 16) **Storage:** This standard is met. All storage is proposed within enclosed contractor unit bays. A plan note confirmed by the applicant prohibits outside vehicle repair work.
- 17) **Storm Water Management:** This standard is met. The Wetpond is designed to meet Maine DEP Chapter 500 Basic and General Standards. HydroCAD modeling demonstrates a net decrease in peak flows at all analysis points for all analyzed storm events.
- 18) **Toxic and Noxious Discharges:** This standard is met. The proposed use will not create or emit toxic or noxious discharges across lot lines.
- 19) **Water Quality:** This standard is met. No outdoor storage of fuel, chemicals, or industrial waste is proposed. Runoff from the developed area will receive treatment through the Wetpond prior to discharge.
- 20) **Water Supply:** This standard is met. The site is served by an on-site domestic water well adequate for the contractor unit use.
- 21) **Access to Lots:** This standard is met. Access is via an existing curb cut on Route 9.
- 22) **Non-Storm Water Discharge:** This standard is met. The proposed use will not create non-stormwater discharges into the Town's drainage system.

- 23) **Post-Construction Stormwater Management:** This standard is met. An Operation and Maintenance Program for stormwater BMPs was submitted as part of the application package.
- 24) **Safety and Sanitation Provisions:** This standard is met. The site will remain in a safe and sanitary condition. No noxious materials will be stored outside.

Article 9.8 Conditional Use & Site Plan Standards

- a) **Preserve and enhance the landscape:** *The landscape shall be preserved in its natural state insofar as practicable by minimizing tree removal, disturbance of soil, retaining existing vegetation during construction. After construction is complete, landscape shall be designed and planted that will define, soften or screen the appearance of off street parking areas from the right of way and abutting properties and/or structures in order to enhance the physical design of the building(s) or site, and to minimize the encroachment of the proposed use on the neighboring land uses.*

This standard is met. Grading is limited to the developed footprint. The gravel area within the front yard setback is to be removed and revegetated. Existing wetland areas and buffer zones are preserved as shown on the plan.

- b) **Vehicular access:** *The proposed site layout shall provide for safe access and egress from public and private roads by providing adequate location, numbers and controls of access points including site distances, turning lanes, traffic signalization when required by existing and projected traffic flow on municipal road systems.*

This standard is met. Access to the site is via an existing curb cut on Route 9. No changes to access location are proposed. The internal circulation plan accommodates the expanded facility.

- c) **Parking and circulation:** *The layout and design of all vehicular and pedestrian circulation, including walkways, interior drives, and parking areas shall provide for safe general interior circulation, separation of pedestrian and vehicular traffic, service traffic, loading areas, and arrangements and use of parking areas.*

This standard is met. The plan provides adequate on-site parking and internal circulation for the anticipated employee and tenant vehicle load, including ADA spaces.

- d) **Surface water drainage:** *Adequate provision shall be made for surface drainage so that removal of surface waters will not adversely affect neighboring properties, downstream conditions, soil erosion or the public storm drainage system. Whenever possible, on-site absorption of unpolluted run-off waters shall be utilized to permit groundwater recharge on the site.*

This standard is met. The Wetpond with gravel trench outlet provides stormwater treatment and quantity control. HydroCAD modeling demonstrates a net decrease in peak flows at all analysis points for all analyzed storm events. □□□□□□

- e) **Existing utilities:** *The development shall not impose an unreasonable burden on sewers, sanitary and storm drains, water lines or other public utilities.*

This standard is met. The site is served by private well and on-site septic. No public utilities will be burdened by the expansion.

- f) **Advertising features:** *The size, location, design, lighting and materials of all exterior signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.*

This standard is met. The previously non-compliant sign has been removed and will be replaced with a compliant structure.

- g) **Special features of the development:** *Exposed storage areas, exposed machinery installation, service areas, truck loading areas, utility buildings and similar structures shall have sufficient setback and screening to provide an audio/visual buffer to minimize their adverse impact on other land uses within the development area and surrounding properties.*

This standard is met. All contractor unit operations will be conducted within enclosed bays. A plan note prohibits outside vehicle repair work. No exposed storage or machinery installation is proposed outside the buildings.

- h) **Exterior lighting:** *All exterior lighting shall be designed to minimize adverse impact on neighboring properties.*

This standard is conditionally met, subject to the same condition as LUO Section 7.4 above. All exterior lighting, existing and proposed, shall be replaced with fully shielded fixtures not exceeding 3,000K CCT.

- i) **Emergency vehicle access:** *Provisions shall be made for providing and maintaining convenient and safe emergency vehicle access to all buildings and structures.*

This standard is met. The site plan provides adequate access for emergency vehicles to all buildings.

- j) **Municipal services:** *The development will not have an unreasonable adverse impact on the municipal services including municipal road systems, fire department, police department, solid waste program, sewer treatment plant, school, open spaces, recreational programs and facilities, and other municipal service and facilities.*

This standard is met. The proposed expansion of an existing contractor unit facility will not create an unreasonable burden on municipal services, including roads, fire, police, solid waste, or schools.

- k) **Will not result in water or air pollution:** *In making this determination, it shall at a minimum consider: The elevation of the land above sea level and its relationship to the floodplains, the nature of soils and subsoils and their ability to adequately support waste disposal; the slope of the land and its attest on effluents; and the applicable state and local health and water resources regulations.*

This standard is met. The site is not within a special flood hazard area per FEMA. Soils have been evaluated. Stormwater is managed through the proposed Wetpond BMP. No vehicle repair work will occur outside enclosed bays.

- l) **Has sufficient water available for the reasonable foreseeable needs of the development** *(this is usually considered to be ten years approximately).*

This standard has been met. The site is served by an on-site domestic water well adequate for the contractor unit use.

m) **Will provide for adequate sewerage waste disposal.**

This standard is met. Three HHE-200 forms on file document adequate subsurface disposal capacity for the proposed use at the approved maximum employee count.

n) **Will not have adverse effects on the scenic or natural beauty of the area, aesthetics, or rare and irreplaceable natural areas.**

This standard is met. The site is an established commercial facility on Route 9. Wetland buffers are maintained. No impacts to rare or irreplaceable natural areas are anticipated.

o) **The developer has adequate financial and technical capacity to meet the above stated standards.**

This standard is met. The application was prepared by a licensed engineer, and the applicant demonstrated adequate technical capacity to construct the proposed improvements.

p) **Whenever situated in whole or in part within 250 feet of any pond, lake or river, will not adversely affect the quality of such body of water or affect the shoreline of such body of water, based on the standards outlined in Section 9.8.I.1.j.**

This standard has been met.

q) **Low Impact Design:** *Each applicant is required to submit a statement to the Planning Board documenting proposed Low Impact Design (LID) for the site, which will help to reduce storm water volumes and help to enhance storm water quality. LID includes, but is not limited to, green roofs, rain gardens, tree wells, infiltration basins and permeable pavement.*

This standard is met. The applicant submitted a stormwater management plan documenting the use of a Wetpond with gravel trench outlet as a Low Impact Design technique to reduce stormwater volumes and enhance water quality.

r) **Design Guidelines & Standards:** *Applications for new buildings and structures within the Village Overlay District and along the major corridors of Routes 4, 236, and 9 must conform to the Design Guide and Standards Ordinance.*

This standard is met. The property is located along the Route 9 corridor and is subject to the Town of Berwick Design Guide and Standards Ordinance. The proposed construction of a new fifth building consistent in scale and form with the existing buildings, reconstruction of Buildings D and E into a single larger building, removal of the non-compliant sign, replacement of non-compliant exterior lighting with dark-skies compliant fixtures, and removal and revegetation of the gravel area within the front yard setback will collectively improve the appearance of the site from existing conditions.

Conditions

- 1) All exterior lighting, existing and proposed, shall be replaced with fully shielded fixtures not exceeding 3,000K CCT.
- 2) The applicant shall comply with the Operation and Maintenance Program for stormwater BMPs submitted as part of the application.

I, Nichole Fecteau, certify that I am Chair of the Planning Board of the Town of Berwick, Maine, a Planning Board established pursuant to Maine State Statute (30 MRSA § 1917 and Title 30-A § 4401) and I further certify that this decision was approved by the Planning Board.

_____, **June 3, 2026**

Chair, Nichole Fecteau

Town of Berwick Planning Board
Conditional Use Review Findings of Fact

Applicant: Maya Srinivasan, DBA Great Northern Builders
139 Wentworth Road (Tax Map R62, Lot 7-2)
June 4, 2026

The Planning Board reviewed an application submitted by Maya Srinivasan, owner of Great Northern Builders, for a Conditional Use Permit to relocate her residential general contracting business to 139 Wentworth Road. The property is a 4.03-acre corner lot at the intersection of Wentworth Road and Old Route 4, currently used as a single-family residence. The site contains a historic farmhouse, assessed by the Town as having been built circa 1850, and a detached barn, both of which the applicant proposes to convert to business use.

There are three uses associated with this application, all of which are Conditional Uses in the RC/I District under LUO Section 6.2: (1) Professional Office, (2) Retail Business, and (3) Storage and/or Maintenance Facility. No exterior changes, additions, or new impervious surfaces are proposed.

In reaching its decision, the Planning Board considered the application materials, the applicant's written narrative dated May 5, 2026, the staff memorandum dated May 11, 2026, public testimony received at the June 4, 2026 hearing, and the applicable provisions of the Town of Berwick Land Use Ordinance.

Findings of Fact/Conclusions

Article 7 – General Requirements

- 1) **Air Emissions:** This standard is met. The proposed office, showroom, and storage uses will not generate emissions injurious to humans, animals, or vegetation beyond the lot line.
- 2) **Buffer Area:** This standard is met. The property abuts two single-family uses. The existing 4.03-acre parcel maintains substantial natural vegetation and setbacks along its shared lot lines. No changes are proposed that would reduce existing buffering.
- 3) **Explosive Materials:** This standard is met. The proposed uses do not involve bulk storage of flammable or explosive materials.
- 4) **Lighting:** This standard is met. No changes to exterior lighting are proposed. Any future lighting shall comply with the Ordinance.
- 5) **Landscaping:** This standard is met. No grading, vegetation removal, or site disturbance is proposed.
- 6) **Noise:** This standard is met. Operations are limited to 8:00 AM to 6:00 PM. The applicant has stated no extraordinary noise will be generated. No adverse noise impacts beyond the property boundary are anticipated.
- 7) **Odor:** This standard is met. The proposed uses do not involve manufacturing or processing that would generate offensive odors beyond the lot line.
- 8) **Off-Street Parking:** This standard is met. The property has three existing points of access and existing parking areas adequate for up to 10 employees and customer visits.

- 9) **Refuse Disposal:** This standard is met. Refuse will be handled by a third-party pick-up service. Extra-large refuse will be disposed of at an appropriate commercial waste facility.
- 10) **Traffic:** This standard is met. All access points are existing. No new curb cuts are proposed. The proposed uses are not anticipated to degrade the level of service on Wentworth Road or Old Route 4.
- 11) **Sewage Provisions:** This standard is met. No public sewer connection is requested. Existing on-site septic serves the site with no changes proposed. The system shall be maintained in conformance with the State of Maine Subsurface Wastewater Disposal Rules.
- 12) **Setbacks and Screening:** This standard is met. All storage will be enclosed within the barn. No exterior structural changes are proposed. The property meets RC/I minimum setback requirements.
- 13) **Signs:** This standard is met. No signage is proposed with this application. Any future signage shall be approved by the Code Enforcement Officer.
- 14) **Soils:** This standard is met. No grading, filling, or soil disturbance is proposed.
- 15) **Erosion and Sedimentation Control:** This standard is met. No site disturbance is proposed.
- 16) **Storage:** This standard is met. No outdoor storage is proposed. All materials will be stored within the enclosed barn.
- 17) **Storm Water Management:** This standard is met. No new construction, impervious surfaces, or grading is proposed. Existing stormwater patterns are unchanged.
- 18) **Toxic and Noxious Discharges:** This standard is met. The proposed uses do not involve activities that would generate toxic or noxious discharges across lot boundaries.
- 19) **Water Quality:** This standard is met. No outdoor storage of fuel, chemicals, or industrial wastes is proposed. No activities are proposed that would adversely affect surface or groundwater quality.
- 20) **Water Supply:** This standard is met. No changes to on-site water service are proposed.
- 21) **Access to Lots:** This standard is met. The property has three existing points of access from Wentworth Road and Old Route 4. No new curb cuts are proposed.
- 22) **Non-Storm Water Discharge:** This standard is met. The proposed uses will not create any non-stormwater discharges into the Town's drainage system.
- 23) **Post-Construction Stormwater Management:** This standard is met. No construction is proposed. The requirements of this section shall be met on an ongoing basis.
- 24) **Safety and Sanitation Provisions:** This standard is met. The proposed uses will maintain safe and sanitary conditions. No noxious or hazardous materials will be kept on site.

Article 9.8 Conditional Use & Site Plan Standards

- a) **Preserve and enhance the landscape:** *The landscape shall be preserved in its natural state insofar as practicable by minimizing tree removal, disturbance of soil, retaining existing vegetation during construction. After construction is complete, landscape shall be designed and planted that will define,*

soften or screen the appearance of off street parking areas from the right of way and abutting properties and/or structures in order to enhance the physical design of the building(s) or site, and to minimize the encroachment of the proposed use on the neighboring land uses.

This standard is met. No tree removal, grading, or disturbance is proposed. The existing structures are being adapted for business use with no exterior alterations.

- b) **Vehicular access:** *The proposed site layout shall provide for safe access and egress from public and private roads by providing adequate location, numbers and controls of access points including site distances, turning lanes, traffic signalization when required by existing and projected traffic flow on municipal road systems.*

This standard is met. Three existing points of access serve the property from Wentworth Road and Old Route 4. No new entrances are proposed.

- c) **Parking and circulation:** *The layout and design of all vehicular and pedestrian circulation, including walkways, interior drives, and parking areas shall provide for safe general interior circulation, separation of pedestrian and vehicular traffic, service traffic, loading areas, and arrangements and use of parking areas.*

This standard is met. Existing parking areas on the 4.03-acre parcel are adequate for the proposed uses. Existing interior circulation is adequate for the scale of operations.

- d) **Surface water drainage:** *Adequate provision shall be made for surface drainage so that removal of surface waters will not adversely affect neighboring properties, downstream conditions, soil erosion or the public storm drainage system. Whenever possible, on-site absorption of unpolluted run-off waters shall be utilized to permit groundwater recharge on the site.*

This standard is met. No changes to impervious surfaces or site grading are proposed. Existing drainage patterns remain unchanged.

- e) **Existing utilities:** *The development shall not impose an unreasonable burden on sewers, sanitary and storm drains, water lines or other public utilities.*

This standard is met. The proposed uses rely on existing utility connections to the farmhouse and barn. No new connections or expansions are required.

- f) **Advertising features:** *The size, location, design, lighting and materials of all exterior signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.*

This standard is met. No exterior signage is proposed. Any future signage will be subject to review and approval in accordance with the Ordinance.

- g) **Special features of the development:** *Exposed storage areas, exposed machinery installation, service areas, truck loading areas, utility buildings and similar structures shall have sufficient setback and screening to provide an audio/visual buffer to minimize their adverse impact on other land uses within the development area and surrounding properties.*

This standard is met. All storage will be contained within the enclosed barn. No outdoor storage, exposed machinery, or truck loading areas are proposed.

- h) **Exterior lighting:** *All exterior lighting shall be designed to minimize adverse impact on neighboring properties.*

This standard is met. No changes to exterior lighting are proposed.

- i) **Emergency vehicle access:** *Provisions shall be made for providing and maintaining convenient and safe emergency vehicle access to all buildings and structures.*

This standard is met. Three existing points of access provide adequate emergency vehicle access to both structures.

- j) **Municipal services:** *The development will not have an unreasonable adverse impact on the municipal services including municipal road systems, fire department, police department, solid waste program, sewer treatment plant, school, open spaces, recreational programs and facilities, and other municipal service and facilities.*

This standard is met. The proposed uses will not create an unreasonable burden on municipal services.

- k) **Will not result in water or air pollution:** *In making this determination, it shall at a minimum consider: The elevation of the land above sea level and its relationship to the floodplains, the nature of soils and subsoils and their ability to adequately support waste disposal; the slope of the land and its effects on effluents; and the applicable state and local health and water resources regulations.*

This standard is met. No new construction or site disturbance is proposed. The property is not identified as being within a special flood hazard area per the application materials. No new pollution sources are introduced.

- l) **Has sufficient water available for the reasonable foreseeable needs of the development** *(this is usually considered to be ten years approximately).*

This standard is met. Existing on-site water service is adequate for the proposed uses

- m) **Will provide for adequate sewerage waste disposal.**

This standard is met. Existing on-site septic serves the site.

- n) **Will not have adverse effects on the scenic or natural beauty of the area, aesthetics, or rare and irreplaceable natural areas.**

This standard is met. No exterior changes or site alterations are proposed.

- o) **The developer has adequate financial and technical capacity to meet the above stated standards.**

This standard is met. The applicant has demonstrated adequate financial and technical capacity to operate the proposed uses.

Whenever situated in whole or in part within 250 feet of any pond, lake or river, will not adversely affect the quality of such body of water or affect the shoreline of such body of water, based on the standards outlined in Section 9.8.I.1.j.

This standard does not apply.

- p) **Low Impact Design:** *Each applicant is required to submit a statement to the Planning Board documenting proposed Low Impact Design (LID) for the site, which will help to reduce storm water volumes and help to enhance storm water quality. LID includes, but is not limited to, green roofs, rain gardens, tree wells, infiltration basins and permeable pavement.*

This standard is met. No new impervious surfaces or site disturbances are proposed.

- q) **Design Guidelines & Standards:** *Applications for new buildings and structures within the Village Overlay District and along the major corridors of Routes 4, 236, and 9 must conform to the Design Guide and Standards Ordinance.*

This standard is not applicable.

Conditions

None

I, Nichole Fecteau, certify that I am Chair of the Planning Board of the Town of Berwick, Maine, a Planning Board established pursuant to Maine State Statute (30 MRSA § 1917 and Title 30-A § 4401) and I further certify that this decision was approved by the Planning Board.

_____, **June 4, 2026**

Chair, Nichole Fecteau