

Planning Board Meeting Minutes

April 24, 2023

Members present: Chairman Keith Emery, Scott Warchol, Chris Baldinelli, Jere Ross.

Members absent: Craig Lefebvre

Meeting minutes: Kelly Willey

Attendees: Aaron Kollmeyer, Andy Morrell (BH2M), Adam Mowry, Attorney Hannah King, Eric Haberski, Cliff Thomas, Henry Huntley.

Mowry Brothers: Andy Morrell spoke regarding the conditional use permit application for Mowry Brothers Pool, 761 Narragansett Trail, map 6 / lot 25. The site walk was held on April 12. They are awaiting contact from the fire chief regarding the sprinklers. They are also adding an easement for access and parking. It is possible that the building plans will be ready next week.

Chris Baldinelli asked if the easement will address employee parking; Andy Morell advised that it will be one easement for access and parking.

Jere Ross asked if there is an entrance permit from Maine DOT; Andy Morrell advised no but he will start the process.

Scott Warchol said the site walk went well. On page 9 of the plan (under 'parking') he'd like to see the number of parking spaces noted. He would also like to see the number of employees as well as the hours of operation. With regard to 10.7.B.5, he would like to know why employee parking was placed near the front of the property. With regard to 4.2.F.4 - contiguous non-conforming lots, he wants to be sure there isn't an issue since both lots are owned by the same person. Keith Emery doesn't believe they need to be combined as there are two separate deeds. CEO McKenna will look into it.

The board discussed whether to hold a public hearing at the next meeting or wait until the following meeting so all of the applicant's paperwork will be in. Andy Morrell advised he will have all information in by May 15th for review and they can schedule the public hearing accordingly.

Caberski Industries: Attorney Hannah King spoke regarding the conditional use permit application for a medical marijuana registered dispensary by Caberski Industries, 368 Narragansett Trail, map 10 / lot 25D. The board conducted a site walk on April 18. In response to the site walk they submitted information regarding the parking plan and hours of operation. Hours of operation will be monday - saturday, 10am to 8pm. They foresee no more than 10 employees. She believes all items requested by the board have been submitted.

Keith Emery advised the site walk went well. There is ample parking, plenty of tree buffer and good visibility while entering and exiting the parking lot.

Jere Ross asked if the 10 employees included both part time and full time; Hannah King confirmed.

Neither Chris Baldinelli nor Jere Ross attended the site walk but both are familiar with it. They both advised the parking lot has plenty of space to maneuver, no issues.

Jere Ross asked if they've had any input from the fire chief or the police chief. Hannah King advised they have not. CEO McKenna advised they have the information but have not responded to date.

Scott Warchol asked about trash removal as commercial properties are not allowed to have roadside pickup. Applicant Eric Haberski advised the only trash they would have is regular household-type trash (example: trash from employee meals) and it would be minimal. The business itself would produce very minimal trash, if any. He added that there is a dumpster on site. Chris Baldinelli also advised that for \$1.00 per bag they could bring it to the transfer station.

Keith Emery made a motion to set a public hearing for May 8, 2023, at 7:00pm; motion was seconded by Chris Baldinelli, all were in favor.

CEO report: none

Approval of minutes: Chris Baldinelli made a motion to approve the minutes dated April 10, 2023; Jere Ross seconded the motion; all were in favor.

Approval of bills: One bill from Portland Press Herald in the amount of \$62.99 for the public hearing notice regarding Berube. Scott Warchol made a motion to approve the bill for payment; Chris Baldinelli seconded the motion; all were in favor.

The building has an alarm, video surveillance and odor control in place. There is a commercial parking lot on the premises and will be 6 designated spots for retail customers. The residential building on the property is where the store will be. They will make some improvements to the interior of the building as well as paint and shutters on the outside. The barn will not be used for this retail business.

Jere Ross asked how many patients there are. Attorney King advised the business is open to the public. They expect 6-10 customers per hour. Customers need to be 21+ and have a medical card. Jere Ross also asked about consumption on site. Attorney King advised consumption on site by customers and employees is strictly prohibited. He also asked if the building was ADA compliant and was told it is not yet.

Craig Lefebvre asked about business hours. Attorney King said they would like to be open 10am-7pm, seven days a week. Jere Ross said the ordinance allows Monday to Saturday (no Sunday hours). Attorney King will amend the hours on the application. There was some discussion about employee count and it was clarified that although they have a number of employees, 2 employees will be working at all times.

Jere Ross asked if they have a business name; Attorney King advised the name is Hidden Greens.

Scott Warchol made a motion to schedule a site walk on Tuesday, April 18, 2023, at 6pm, Chris Baldinelli seconded the motion, all were in favor.

CEO Report: none

Approval of minutes: Chris Baldinelli made a motion to approve the minutes from March 27, 2023, Scott Warchol seconded the motion, all were in favor.

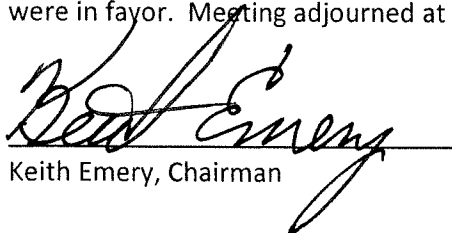
Approval of bills: none

Communications: Keith Emery received a copy of Maine Town and Cities magazine that will be available in the code enforcement office if anyone wants to see it.

Other business: none

Public comment: none

Jere Ross made a motion to adjourn the meeting at 9:22pm, Chris Baldinelli seconded the motion, all were in favor. Meeting adjourned at 9:22pm.


Keith Emery, Chairman

5-8-23
Date