

Readfield Planning Board

Meeting Minutes of September 13, 2022

Planning Board Members Present: Paula Clark (Chair), Jack Comart, Noel Madore, Jan Gould, Bill Buck

Excused: Don Witherill, Henry Clauson

Others Present: Chip Stephens (CEO), Anjelica Pittman (Board Secretary), Debra Casale, Kurtis Guyer

Meeting called to order by Paula at 6:30pm

New Business:

New Application: Completeness Determination:

Debra Casale d/b/a Happy Camper Cannabis, proposes a new Medical Cannabis (care giver) retail store. The building contains two dwelling units upstairs and a retail space on the first floor for a commercial/retail use. The property is located at 769 Main Street in the Village District identified on the Assessors map 128, lot 070.

Debra briefed the Planning Board members on this new location for her retail shop. The location has ample parking both in-front and to the rear of the building. She plans to lease the building and maybe purchase the building in about a year.

Debra will be installing security cameras. While there are apartments on the second floor of the building, there will be no access to the shop from those apartments. The apartments are currently vacant.

Debra plans to sign a one year lease as soon as the building owner returns from vacation. The building has been taken off the real estate market, pending entering the lease agreement. The current owner has already done some cleaning of the site removing garbage and debris.

Jack recalled issues with the existing septic system and asked if there is an up to date HHE200 that show that the system can accommodate the proposed usage. He also asked if the first floor bathroom was proposed to be used. Chip responded that the septic issue has been resolved. Debra responded that the bathrooms would be for private use only and not open to the public.

Paula explained that the applicant must file both a Site Review Application and an application for a marijuana establishment. If approved by the Planning Board, the application will move on to approval by the Select Board. If the application is found complete tonight, abutter notifications will be sent out and Public Hearing can be scheduled.

Noel noted that he thinks the Depot is a great location for this establishment. Henry sent an email to the Planning Board (as he was excused absent for the meeting tonight) with a couple concerns
Prepared by Anjelica Pittman, Board Secretary (approved)

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about the location, such as the proximity to the Historical Society, residences, the Railroad tracks where the school buses stop, and the old ballfield. (Apparently, the ballfield is no longer used as a ballfield.) Paula encouraged Planning Board members to review the standards for permissible locations for marijuana establishments under Readfield's marijuana ordinance.

Jack made a motion to find the application complete, set up Public Hearing, notify abutters, and conditioned proceeding with the application on a lease or other documentation of right, title and interest. Bill seconded, 5-0 vote in favor.

Debra did request that she be considered for the next scheduled Planning Board meeting. The Board agreed to keep that in mind, however there may be other issues on the schedule for the next scheduled meeting.

Old Business:

Comprehensive Plan Committee: Paula and Matt Nazar are taking the lead on the LUO section of the new Comprehensive Plan. As an example of a policy that the Planning Board might want to discuss, Paula noted that the previous Comp Plan made a conscious decision to discourage commercialization of and preserve the rural character of Route 17 and other major roads, through zoning rural residential. Information concerning the Comp Plan will be put out in advance for the board to review.

Morash application: Paula updated the PB on the status of the Morash application and appeal. The Board of Appeals remanded the Planning Board's decision and asked the board to expand their findings of fact and the section that explains the Planning Board's decision. A revised version is being worked on by Paula and Jack. They are hoping to have it ready by the September 27, 2022 meeting. They will be providing additional details that support the Planning Board's decision without introducing any new information or evidence. Paula and Jack have met with Kristen Collins, the town attorney, about the revised decision. Kristen will also be reviewing the draft they put together. Noel mentioned the letter from the state on Shoreland zoning may be helpful.

Annual Board Seat Selections: The board discussed and considered elections of officers for the Planning Board. Ultimately it was decided to move forward with the elections. Board members were happy with the current structure and chose to continue with the same going forward.

- Noel **motioned** to nominate Paula as Chair. Jan **seconded**, **4-0 vote in favor** with Paula abstaining from the vote.
- Noel **motioned** to nominate Jack as Vice- Chair, Jan **seconded**, **4-0 vote in favor** with Jack abstaining from the vote.

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The board also discussed pushing the Morash meeting to an October date, or scheduling a special meeting so as to fit Debra Casale of Happy Camper in at the next meeting. They will discuss and schedule with Chip over the coming week or two.

Meeting adjournment made by Paula at 7:10pm