

# **Readfield Planning Board**

## **Meeting Minutes of July 19<sup>th</sup>, 2022**

**Planning Board Members Present:** Paula Clark (Chair), Jack Comart, Don Witherill, Bill Buck, Noel Madore, Jan Gould, Henry Clauson

**Excused:**

**Others Attending:** Chip Stephens (CEO), Anjelica Pittman (Board Secretary), Deb Casale, Kurt. Dan Hildebrandt

**Meeting called to order by Paula at 6:30PM**

**Public Meeting:**

**1149 Main Street – Happy Camper Cannabis:**

This new application proposes a new retail Care Giver Medical Cannabis Retail store. The building has previously been used for retail, as a restaurant, and currently houses two dwellings, each with 2 bedrooms, and a small space set aside to be used for commercial/retail. The property is located at 1149 Main Street in the Village District identified on the Assessors map 120, lot 039.

Site review required, marijuana license through the town, once approved by the PB, it must be permitted by the Select Board. The Planning Board will take an initial look for completeness this evening, if application is complete, the Board will schedule the Public Hearing, notify abutters, and schedule a second review.

Deb Casale gave a synopsis of her plans for her Medical Marijuana Retail store, explaining that her farm is in Anson, which is where any growing would take place. Her store, should it be approved, would operate from 10am to 6pm everyday excluding Tuesdays and Wednesdays. Deb Casale also noted that there will be a Simply Safe Security System installed, as well as proper lighting and ventilation/air filtration system (to alleviate any potential odor). She stated that no cultivation will take place on the premises. There are also two separate doors designated exclusively to enter and exit the retail shop. There is currently one family residing in the building, with the other dwelling vacant. Dan Hildebrandt is the current owner of the building.

No lease/letter of intent or purchase or sale agreement for the building to demonstrate right, title or interest has been done between Deb Casale and Dan Hildebrandt as of the meeting because they are awaiting the outcome of this application to proceed. The building is currently listed for sale, which should not affect this application because the property is an investment building and would be sold as such; any purchaser would, according to the current owner, have to honor any existing lease within the building until the lease period ends. Current tenants have a one year lease; a commercial lease would be three years, according to the owner. Deb Casale and Dan

Prepared by Anjelica Pittman, Board Secretary (approved)

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Hildebrandt have already discussed her options of either renting the retail space alone, possibly renting the vacant dwelling, and/or purchasing the building once she is settled in and successful in the retail shop. Deb Casale also discussed her adoration of Readfield, possibly considering buying a home as well here in the future.

As for parking, there is parking in front of the building already and Dan Hildebrandt pointed out there are an additional 6-8 spots behind the building that could be used if Deb Casale chooses also to rent the vacant dwelling upstairs in the building. Current tenants should not be negatively affected by the retail store due to the available parking and odor filtration system. The owner stated that he would alert the tenants to the new use. The leach field is shared between the building, the Fire Department and the Library. According to the owner there is ample water as the consumption currently is very low with the current tenants.

Signage will be minimal and discreet, there will be one sign in the window displaying the stores logo, and possibly a medical marijuana cross light, but otherwise Deb Casale already uses an application called “Leafly” which allows users/shoppers to find Medical Marijuana retail locations, without the need for flashy advertising.

- Jack **motioned** to find the application complete subject to a letter of intent to enter into a lease signed by both parties, schedule a public hearing and notify abutters, Bill **seconded**, **vote 7-0** in favor.

### Old Business:

#### Review prior meeting minutes:

##### Meeting minutes of 12/14/21

- **Motion** made by Noel to approve, **seconded** by Don, **vote 7-0 in favor**

##### Meeting minutes of 3/29/2022

- **Motion** made by Henry to approve, **seconded** by Jack, **vote 7-0 in favor**

##### Meeting minutes of 04/12/2022

- **Motion** made by Noel to approve as amended with discussed edits, **seconded** by Don, **vote 7-0 in favor**

##### Meeting minutes of 05/24/2022

- **Motion** made by Henry to approve as amended with discussed edits, **seconded** by Jack, **vote 7-0 in favor**

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**Meeting adjourned by Paula at 7:52pm**