

Readfield Planning Board

Meeting Minutes of September 27, 2022

Planning Board Members Present: Paula Clark, Jack Comart, Jan Gould, Don Witherill, Noel Madore

Excused: Henry Clauson, Bill Buck

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

Meeting called to order by Paula at 6:30PM

Public Hearing: 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.

Paula opened the hearing and summarized that this application will need to meet the standards of two ordinances, the Land Use and Marijuana Establishment Ordinances, and then the Planning Board will review and make a motion to accept or deny the application. If the application is approved by the Planning Board it will be forwarded on to the Select Board for final decision.

Debra went over the details of her application:

- The building owner and Debra signed an intent to lease as the owner is out of the country on vacation
- The owner of the building and Debra plan to sign a one year lease (with intent to purchase or renew the lease) when the owner returns from vacation or when Debra's application is approved by the Select Board; whichever option the Boards would prefer
- The lease is for the retail/commercial space on the first floor only, Debra is not leasing the upstairs apartments
- The Cannabis retail shop will be for those with Medical certification only, 21 years of age and older, strict recordkeeping will be done and ordinances will be adhered to
- The store will be very discreet, almost unnoticeable from the outside, there will be no flashing signs and there will be curtains in the windows
- No growing or cultivation will be done in the retail space
- There will be a ventilation air purifying system to prevent any smells and no smoking will be allowed in or outside of the building
- There will be a SimpliSafe video alarm system that records and monitors the property 24/7 and automatically contacts emergency services; there will also be padlocks installed and window alarms

Prepared by Anjelica Pittman, Board Secretary (approved)

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- There is ample parking available, ten spots, included in the lease agreement
- Old gas tanks in front of the retail space will be removed by the owner, much cleanup has already been accomplished
- The septic system consists of two 1000 gallon tanks, for the retail building, the garage and the yellow building, the system has been pumped yearly
- The existing well on site services all three buildings without problem, the only use for the water will be in the restroom which will not be available to the public

- Don **motioned** to close the Public Hearing, Jan **seconded, 5-0 vote** in favor

The board discussed the application and found it complete, standards have been met, and contingencies discussed. There was some concern about the well water potability. The Board decided they would like to see the most recent water test available, and they also need the completed and final Lease agreement. Both items can be sent to Chip and dispersed to the Planning Board members, if there are any issues with either the water or Lease agreement, a meeting can be scheduled after the Select Board meeting. Chip will send the application package on to the Select Board.

- Jack **motioned** to approve the application subject to receiving the most recent water test and with provision of the lease signed by both parties before the Certificate of Occupancy. Don **seconded, 5-0 vote** in favor.

Meeting Minutes:

September 13, 2022 Draft Minutes – the minutes were reviewed and noted for corrections

- Jack **motioned** to accept the minutes as amended, Jan **seconded, 5-0 vote** in favor

Old Business:

Morash – Paula and Jack have been working on the revised decision for the remand order for formatting issues and they have also spoken with Kristen Collins, it will be distributed to Planning Board members as soon as it is ready. The revised decision may be completed by the scheduled October 11, 2022 Planning Board meeting, which Jack will be absent for, or the Board may schedule a special meeting, October 18, 2022.

Comp Plan – Paula is working with Matt Nazar on the Comp Plan Land Use Ordinances section, it is still in work and they are hoping to be ready by October or November to discuss at a Planning Board meeting to get members input.

Meeting adjourned by Paula at 7:15PM