



# PLANNING BOARD MEETING MINUTES

Thursday August 16, 2018

Town Hall Meeting Room

6:30 p.m.

## Call to Order

## Pledge of Allegiance

## Introduction of Board Members

*Paul Boisvert (acting Chair); Niles Schore*

### **Regular Members Absent:**

*David Andreesen; Nichole Fecteau*

### **Alternate Members Present:**

*Sean Winston (voting member); Michael LaRue (voting member)*

### **Staff Members Present:**

Lee Jay Feldman, Town Planner; James Bellissimo; Planning Tech

## Public Comment

## Approval of Minutes

1. August 2, 2018

**Motion:** Michael LaRue motioned to approve the minutes as written.

**Second:** Paul Boisvert

**VOTED – 4-0 in favor**

## Motion Passed

In favor: Paul Boisvert; Niles Schore, Michael LaRue; Sean Winston

Opposed: None

Abstain: None

## **Public Hearing**

### **2. Land Use Ordinance amendments**

Paul Boisvert read the proposed Land Use Ordinance amendments.

#### **Medical Marijuana discussion**

Aaron Barth said he and his wife own property on Wentworth Road. Mr. Barth said he is a Medical Marijuana caregiver in North Berwick. Mr. Barth said he is exploring the idea of moving his business: an extraction lab and licensed kitchen to 513 Portland Street in Berwick, which is in the RC/I District. Mr. Barth said he would like the ability to have a Medical Cannabis storefront at the location. Mr. Barth said he is not looking to go in the Recreational Marijuana market.

James Bellissimo suggested adding Storefront to the term “Medical Marijuana Dispensary” for added clarity.

Mr. Barth said he would be occupying half of the building, there would be offices, a conference room, licensed kitchen and patient waiting room in the building.

Sean Winston clarified that the “retail” is meant only for Medical Marijuana patients.

Mr. Barth said he would not be cultivating at 513 Portland Street, he would be transporting the product to 513 Portland Street and would extract the marijuana with ethanol, which Mr. Barth emphasized is a safer method than butane. Butane extraction requires a special permit.

Ms. Barth said she is a doctor and their business looks like a doctor’s office. The name of their business is Tricann Alternatives.

Sean Winston asked if there was a daycare nearby. Mr. Barth said there are no daycares within 1,000 feet.

#### **Discussion on animals**

Niles Schore asked about Section 7.6 Noise, Lee Jay Feldman said intermittent noise would be acceptable. Paul Boisvert read a letter into the record about chickens/roosters. Code checked on the chickens and observed they were 100’ feet from the property, meeting the requirements. The author of the letter said she has to leave her house to get away from the noise of the chickens.

Ms. Barth pointed out the problem is not necessarily the chickens that make the noise, it is the rooster that is the problem.

Lee Jay Feldman suggested not allowing roosters in the R1 Zone, the Planning Board agreed with the suggestion.

**Old Business**

**2. Land Use Ordinance Amendments**

Niles Schore suggested having multiple questions on the ballot for each Land Use Ordinance amendment topic.

**Motion:** Niles Schore motioned to separate each Land Use Ordinance topic to separate ballot items.

**Second:** Michael LaRue

James Bellissimo said it might be too late to split the questions.

**VOTED – 4-0 in favor**

**Motion Passed**

In favor: Paul Boisvert; Niles Schore, Michael LaRue; Sean Winston

Opposed: None

Abstain: None

**3. Adoption of the Design Guidelines**

**Motion:** Paul Boisvert motioned to adopt the Design Guidelines as a reference to Section 6.4

**Second:** Niles Schore

**VOTED – 4-0 in favor**

**Motion Passed**

In favor: Paul Boisvert; Niles Schore, Michael LaRue; Sean Winston

Opposed: None

Abstain: None

**Information Items**

**Public Comment**

**Adjournment**

**Motion:** Michael LaRue motioned to adjourn.

**Second:** Sean Winston

**VOTED – 4-0 in favor**

**Motion Passed**

In favor: Paul Boisvert; Niles Schore, Michael LaRue; Sean Winston

Opposed: None

Abstain: None

Minutes prepared by Town Planning Technician James Bellissimo, for consideration at the Berwick Planning Board's September 6, 2018 meeting.

Signed as Approved by the Board:

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