



PLANNING BOARD MEETING MINUTES

Thursday February 20, 2020

Town Hall Meeting Room

6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

Dave Andreesen; Sean Winston; Michael LaRue

Regular Member Absent:

Nichole Fecteau; Frank Underwood

Alternate Member Present:

David Ross-Lyons (voting member)

Alternate Member Absent:

Staff Members Present:

Lee Jay Feldman, Director of Planning; James Bellissimo, Planner; Jenifer McCabe,

Code Enforcement Officer

Public Comment

Approval of Minutes

1. February 6, 2020
Dave Andreesen pointed out a typo.

Motion: Sean Winston motioned to approve the minutes as amended.

Second: Michael LaRue

VOTED – 4-0 in favor

Motion Passed

In favor: Dave Andreesen; Sean Winston; Michael LaRue; David Ross-Lyons

Opposed: None

Abstain: None

Public Hearing

2. Conditional Use Application. Adult Use Marijuana Storefront & Adult Use Marijuana Production Facility. 569 Portland Street (R72 9-1) RC/I Zone. Straight Fire Farms.
3. Land Use Ordinance Amendments & Subdivision Regulations Amendment

Old Business

2. Conditional Use Application. Adult Use Marijuana Storefront & Adult Use Marijuana Production Facility. 569 Portland Street (R72 9-1) RC/I Zone. Straight Fire Farms.

James Bellissimo said the applicant submitted the requested information on the rain garden and that was the remaining item the Board requested for submittal. The Board discussed the addition of a Condition of Approval for the applicant to submit proof of State of Maine licensing before receiving a Certificate of Occupancy.

Sean Winston asked how the rain garden will be maintained. Jenifer McCabe said she would be able to complete an annual inspection. David Ross-Lyons asked about the parking layout. Harvey Paul said the front of the building will have spaces dedicated to the storefront and said there is additional ample room for parking.

Motion: Michael LaRue motioned to approve the Findings of Fact.

Second: David Ross-Lyons

VOTED – 4-0 in favor

Motion Passed

In favor: Dave Andreesen; Sean Winston; Michael LaRue; David Ross-Lyons

Opposed: None

Abstain: None

Motion: Sean Winston motioned to approve the Conditions of Approval.

Second: Michael LaRue

VOTED – 4-0 in favor

Motion Passed

In favor: Dave Andreesen; Sean Winston; Michael LaRue; David Ross-Lyons

Opposed: None

Abstain: None

Motion: David Ross-Lyons motioned to approve the application.

Second: Michael LaRue

VOTED – 4-0 in favor

Motion Passed

In favor: Dave Andreesen; Sean Winston; Michael LaRue; David Ross-Lyons

Opposed: None

Abstain: None

3. Land Use Ordinance Amendments & Subdivision Regulations Amendment

James Bellissimo reviewed the amendment to the name and Performance Standards of Owner-Occupied Apartments to Accessory Dwelling Units. The definition now includes the ability for accessory structures to become Accessory Dwelling Units. An addition provision was removed and language was added to allow external expansion of structures. Sean Winston asked about dimensional requirements, Mr. Bellissimo said language will be added to ensure applicants know they must meet all dimensional requirements with the exception of the Minimum Lot Size requirement.

Additional Marijuana definitions were added as recommended by the Town Attorney. Medical Marijuana Storefront has been removed from C/I and SC/I.

Mr. Bellissimo said the Select Board recommended not to implement a cap on permits and rather to increase the requirements for Marijuana Establishments. Dave Andreesen said the cap is really more of a temporary pause and the Board can come back and readdress the topic. David Ross-Lyons said he agreed and taking some time to address standards is a good idea. Michael LaRue suggested adding in a date to revisit the cap on an annual basis. Mr. Bellissimo said the Office of Marijuana Policy said conditional licenses for Adult Use Marijuana are being issued soon, but sales will not start for another couple months.

Motion: Sean Winston motioned to approve the Land Use Ordinance Amendments & Subdivision Regulation amendment and forward the recommendations to the Select Board.

Second: David Ross-Lyons

VOTED – 4-0 in favor

Motion Passed

In favor: Dave Andreesen; Sean Winston; Michael LaRue; David Ross-Lyons

Opposed: None

Abstain: None

New Business

4. Conditional Use Application. Substantial Expansion. Redimix Corporation. 541 Portland Street (R72 7-A) RC/I Zone.

The applicant was not in attendance.

Public Comment

Jody Rodgers of 420 Portland Street said she is supportive of increasing the license fee.

Informational Items

Jenifer McCabe said there is good progress at the new Fire Station.

Sean Winston asked about a Prime update. Mr. Bellissimo said he and Lee Jay Feldman met with Julie Smith of Great Falls Construction and Craig Burgess of Sebago Technics, the Civil Engineer firm for the project. The discussion centered around requirements of the Village Overlay District. Sebago Technics has past survey and infrastructure information.

The next community sessions with Great Falls Construction will be held April 14 and then again June 15 in the Burgess Meeting Room.

Adjournment

Motion: David Ross-Lyons

Second: Michael LaRue

VOTED – 4-0 in favor

Motion Passed

In favor: Dave Andreesen; Sean Winston; Michael LaRue; David Ross-Lyons

Opposed: None

Abstain: None

Minutes prepared by Berwick Planner James Bellissimo, for consideration at the next Berwick Planning Board meeting.

Signed as Approved by the Board:
