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Meeting Minutes
Brownfield Planning Board
82 Main Street
Brownfield, Maine

Date: June 6, 2023

Time: 7:00 P.M.

Meeting Location: Town Office Conference Room

Attendees:

Sonia Frye-Chair		Joe Egan	X
Kurt Wood Vice Chair	X	Judi Tordo*	X
Doug Heroux		Mitch Dondero*	X
Carrie Garland	X		

*Alternates

Others Present:

Others present: Josh Siegrist, Dana Forcier and Pam Thomas (Secretary).

There were three members and two alternate members present. The Vice Chair designated Judi and Mitch to be voting members at this meeting.

A quorum was determined and the meeting was called to order at 7:02.

Agenda items:

A. A motion was made by Kurt and seconded by Joe to approve the minutes of May 17th. The vote was called and carried 3-0-2. Kurt and Carrie were not present at the meeting and abstained from the vote.

B. The workshop notes for May 23rd were signed by the Vice Chair.

C. Correspondence

1. The MMA seminar/webinar June to December 2023 schedule was handed out to members.

2. The Maine Monitor has written an article on glampgrounds and members received copies.
3. The owner of Clean Green, LLC paid the Marijuana Establishment License Fee on May 31. The Planning Board secretary issued Adam an Adult Use Marijuana License, Renewal #001. The certificate was signed by the Planning Board Chair Sonia Frye and the Select board Chair Dick Norcross. A copy was sent via email to Adam and his attorney, Jeffrey Wilson. The Adam will also receive a paper copy in the Finding of Facts and Conclusions of Law.
4. An email dated June 1 was received from Sherry Zufelt a secretary at Wilson & Associates, (Atty. for Clean Green, LLC.) In this email, it states that they have talked with OCP (Office of Cannabis Policy) and they informed Sherry that the Town of Brownfield does not need to submit a Local Authorization form to OCP at this time. When OCP issues an active adult use license to Clean Green, LLC a Local Authorization Form will then be required each time he renews his license.

The secretary did call Sherry and requested that she get this information in writing from OCP so that the Planning Board understands the time frame for the next Local Authorization Form. The Planning Board did submit a Local Authorization Form to OCP for the year covering 2022.

5. LD 2003 – Members voted on May 17th to wait until there is more information from the State to clarify statewide laws regarding affordable housing and accessory dwelling units that are still be debated by the Legislature.

D. 7:15 Public Hearing for Siegrist Farms Equipment

Tax Map R5 –Lot 1

1 Birch Lane

This site was previously owned and operated by Jonathan Siegrist owned by Jonathan Siegrist DBA The Brownfield Country Market. The use will change from a country market to a business that will have sales and rental of agricultural and industrial equipment. Repairs will be limited to equipment they own and not offered to the public. The property is still owned by Jonathan Siegrist, the applicants are Jonathan and Joshua Siegrist.

The applicant revised the description to include Farm Supplies and Storage as found on the Sketch Plan.

The FEMA Map (A requirement of the application p.4) and a written approval from the Fire Chief (Requirement f.) were submitted at the May 17th meeting.

The application was read to all.

Land Use Ordinance 4.9 a. through j. requirements

- a. Access to the site from existing and proposed roads is safe and adequate. The proposed use will not cause or aggravate undue traffic congestion. Off street parking and loading facilities will accommodate anticipated business at all times.

Reply: yes. The traffic, parking, and loading facilities will have far less use than previously.

Mitch made a motion that was seconded by Joe that the requirement has been met. The vote was called and carried 5-0-0.

- b. The site design is in conformance with all flood hazard protection regulations.

Reply: Not located in flood hazard area.

Joe made a motion that was seconded by Mitch that the requirement has been met. The vote was called and carried 5-0-0.

- c. Adequate provision for the transportation, storage, and disposal of any solid waste and hazardous matter has been made.

Reply: Will take solid waste to transfer station or will contract for regular pickup. Waste oils will be stored in liquid proof containers and will be transported to facilities who use oil for heating.

Joe made a motion that was seconded by Mitch that the standard has been met. The vote was called and carried 5-0-0.

- d. A storm water drainage system capable of handling a 25-year storm without adverse impact on adjacent properties has been designed.

Reply: Swale and ditches divert the water to the North side of property and toward private driver.

*There is a 2013 report for Storm Water of file in the Brownfield Country Market file.

Joe made a motion that was seconded by Kurt that the requirement has been met. The vote was called and carried 5-0-0.

- e. An erosion and sedimentation control plan has been formulated.

Reply: Runoff is redirected on property and there should be no changes on adjacent property.

Joe made a motion that was seconded by Kurt that the requirement has been met. The vote was called and carried 5-0-0.

- f. There is adequate water supply to meet the demands of the proposed use, and for fire protection purposes. Written approval from Fire Chief designating source required.

Fire hydrant on highway approx. 1 mile south.

With the submission of the letter from the Fire Chief, Joe made a motion that was seconded by Kurt that the requirement has been met. The vote was called and carried 5-0-0.

- g. No water pollution will be caused.

Reply: Business will not cause water pollution.

Joe made a motion that was seconded by Kurt that the requirement has been met. The vote was called and carried 5-0-0.

- h. Where a potential safety hazard to children would be likely to arise, physical screening sufficient to deter children from entering the premises shall be provided and maintained.

Reply: Building is not open to the public.

Joe made a motion that was seconded by Kurt that the requirement has been met. The vote was called and carried 5-0-0.

- i. Strong light or reflection of that light will not travel to residential properties or onto any public way so as to impair the vision of any motor vehicle driver.

Reply: Current lighting will continue to be used, and will continue to be directed away from neighbors or highway.

Joe made a motion that was seconded by Kurt that the requirement has been met. The vote was called and carried 5-0-0.

- j. The commercial/industrial activity will take place at least 100 feet from the nearest dwelling.

The nearest dwelling is approx. 150 feet from the building and across the highway.

Joe made a motion that was seconded by Carrie that the requirement has been met. The vote was called and carried 5-0-0.

Public Comment

Dana Forcier stated that he appreciates Joshua bringing business to Brownfield.

There were no further comments.

Joshua changed his application to correct the square footage of the building from 8,000 square feet to 9400 square feet.

The Public Hearing portion of the meeting remained open in order to give more time to anyone that may have any added comments.

Kurt made a motion that was seconded by Judi to schedule the next meeting on July 11th at 7 p.m. The vote was called and carried 5-0-0.

Kurt made a motion that was seconded by Joe to schedule a workshop on June 20th to review any Legislative updates on LD 2003. The vote was called and carried 5-0-0.

A signed copy of the application for Siegrist Farms Equipment was given to Joshua. The Finding of Facts will be created and reviewed at the next Planning Board meeting on July 11th. If accepted, a copy of the Findings will be sent to Joshua.

The Public Hearing was closed at 7:50.

Joe made a motion that was seconded by Kurt to accept the commercial business application as complete. The vote was called and carried 5-0-0.

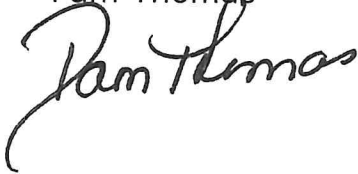
Carrie made a motion that was seconded by Joe to adjourn the meeting.

The meeting adjourned at 7:55.

Submitted by,

Vice Chair,

Pam Thomas

A handwritten signature in cursive script that reads "Pam Thomas".

Kurt Wood

A handwritten signature in cursive script that reads "Kurt Wood".