



Brownfield Planning Board  
82 Main Street  
Brownfield, Maine 04010  
207-935-2007 ext. 201

## Minutes of December 1, 2020

Members present: Kurt Wood (Vice-Chairman), Deb Merrill, Joe Egan, Mitch Dondero (alternate) and Judi Tordo (alternate).

Members Absent: Sonia Frye (Chairperson) and Doug Heroux.

Others present: Pam Thomas (Secretary), Richard Perreault (Fire Chief), Scott Rumrill, Russ Canavari, Whit Lucy, Mike Vane (CEO) and Mike Bebis.

With three members and two alternates present, a quorum did exist and business could be conducted.

The meeting was called to order at 7:03

The vice chairman will conduct tonight's Planning Board meeting.

Kurt appointed alternate members Mitch Dondero and Judi Tordo as voting members tonight.

The minutes of November 10<sup>th</sup> were reviewed by members.

Motion To: Accept the minutes as written.

Made by: Joe

Seconded by: Deb

Vote: 5-0-0

### Lap Top for Zoom Meetings

The chairperson was called to discuss the purchase of a laptop and equipment so the members can conduct zoom meetings.

Megan Witt, Selectman's assistant submitted suggestions and prices for the purchase stating that the Planning Board had \$800.00 in their budget for the purchase of a computer.

Members agreed to the purchase of the following: Targus Laptop Briefcase (\$27.99)

Panasonic Communication 1280 x 720 HD webcam (\$69.99)

Logitech Z50 Portable Speaker (\$22.49)

\*HP 14 Chromebook, 4 G Memory \$249.99

Pluggable USB-VOX Recording and Broadcasting Studio Microphone (\$89.00)

\*accident insurance for two years on the Chromebook is \$99.99

Motion To: Purchase the package for the lap top and ask Megan Witt if the Chromebook can be insured under the towns' insurance policy and if it cannot be insured by the town's policy, members will add the two (2) year accident protection plan when purchased for \$99.00.

Made by: Kurt  
Seconded by: Mitch  
Vote: 5-0-0

Deb spoke with the Selectmen at their meeting tonight about MUBC / MUBC, this item will be placed on the June 2021 town warrant.

Deb spoke with the Selectmen about placing a moratorium on Short Term Rentals. Members have been working on an ordinance and have almost completed the draft copy.

### Scott Rumrill

Scott was present with his builder, Russ Canavari to submit information that members had requested from him at the meeting on November 10, 2020. The property is located at 51 Swan Road and can be found on tax Map U6-Lot 040-000.

A copy of the preliminary plan was submitted by the CEO. Members asked Scott to contact Jon Bliss (surveyor) to update the title block on the map.

Joe had concerns on the distance line shown on the map (45.8 ft.) stating that the map does not clearly show the distance from the corner of the house to the water and this should be shown on the plan.

Mike Vane (CEO) stated that the septic plan submitted, dated November 23, 2020 and signed by Jon Bliss is acceptable.  
Mike Vane stated that everything has been adjusted.

Members asked Mike if he was good with the heights. Mike stated that the building permit has not been turned in yet.

Members explained to Scott that the final plan has to be submitted by the surveyor. A copy of the Mylar will need to be submitted to the Planning Board for their files. The setbacks need to be measured and Scott cannot make this building any more nonconforming than it is.

The Planning Board will need to sign off on the building permit when completed by the applicant and CEO.

Motion To: Conditionally accept plans as of tonight (December 1, 2020) and the plans cannot be made any more non-conforming.

Made by: Deb

Seconded by: Joe

Vote: 5-0-0

Joe asked Scott to be sure that the copy of the final plan is a hard copy, with a raised seal.

A copy of the Deed showing that Scott is the owner of the property will need to be submitted to the Planning Board.

Photographs of the property / house as it sits now were submitted by Scott.

Motion: When the building permit has been submitted, Sonia or Kurt will sign off on the building permit.

Made by: Deb

Seconded by: Mitch

Vote: 5-0-0

### Correspondence

An email was sent from Mike Bebis who has concerns with the fees for marijuana. The Selectmen set the fees that will be effective on December 3, 2020.

In an email, Kimberly Kuusela (realtor), is looking for information for a client. She is searching for land for a possible campground, tiny homes, ponds etc. The board asked the secretary to reply that tiny homes require a 2 acre lot, its own septic and a drilled well for each individual tiny home.

Michael Bebis submitted a commercial business application, copies were given to all members.

Michael Bebis sent an email to the selectmen's assistant, Megan Witt to pass on to the Selectmen for review and also had copies for Planning Board members. In the email, Michael's lawyer sent paperwork explaining the legal authority and consideration for Adult-Use Marijuana. Michael would like the fees lowered. Mike was informed that the fees have already been set by the selectmen.

Mike Bebis emailed the Planning Board on November 10<sup>th</sup>, asking members if they will as a board be requesting that a commercial/ industrial business application be submitted along with the Town of Brownfield Marijuana Establishments Licensing Ordinance application.

The secretary sent an email to Adam Martinese on November 11 with information that the Planning Board wanted passed on to him concerning the paperwork that he dropped off with the Town Clerk on November 4<sup>th</sup>.

In an email dated November 10<sup>th</sup>, the town attorney stated that she could no longer represent the Planning Board or the town on marijuana issues. Mike Bebis has been represented by Leah's partner at the firm and this would present a conflict of interest.

In an email sent from Leah Rachin, it states that the firm has been contacted by Mike Bebis attorney who objects to the town's fees structure.

Motion To: Accept the final draft copy of the Town of Brownfield Maine Application Establishment License with no date of acceptance on page 5.

Made by: Kurt  
Seconded by: Joe  
Vote: 5-0-0

Kurt has set up a tracking system for marijuana fees.

Motion To: Schedule a workshop to review Campers/ Short Term Rentals on December 15<sup>th</sup> at 7 p.m.

Made by: Kurt  
Seconded by: Deb  
Vote: 5-0-0

Motion To: Schedule a workshop to review Shoreland Zoning applications and work on ordinances on December 22<sup>th</sup> at 7 p.m.

Made by: Deb  
Seconded by: Kurt  
Vote: 5-0-0

The Planning Board will not be meeting on December 29<sup>th</sup>.

Motion To: Schedule the next Planning Board meeting on January 5<sup>th</sup>, 2021 at 7 p.m.

Made by: Kurt  
Seconded by: Deb  
Vote: 5-0-0

Motion To: Adjourn the meeting at 8:25  
Made by: Joe  
Seconded by: Mitch  
Vote: 5-0-0

Submitted by,

Chair,

Pam Thomas

Sonia Frye

