



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

Date: December 7<sup>th</sup>, 2021

Time: 7:00 P.M.

Location: Town Office Conference Room

Attendees:

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

\*Alternates

**Others Present:**

Others present: Jesse Martin, Jonathan Siegrist, Derrick Siegrist, Joshua Siegrist, Keith Siegrist, Mike Vane(CEO), Pam Thomas (Secretary), Richard Perreault (Fire Chief), Dana Forcier, Tamanna Rabbini and Mubbin Rabbini.

**Agenda items:**

- A. A quorum was determined and the meeting was called to order at 7:05 P.M.
- B. A motion was made by Deb, seconded by Joe and approved 5-0-0 to accept the minutes of October 5 as written.
- C. A motion was made by Deb, seconded by Joe and approved 5-0-0 to accept the minutes of October 26 as written.
- D. Application for Brownfield Country Market was read to all present

Description of proposed plan: To continue marketing produce and discount grocery at a new location in a larger building.

1. There will be one central entrance
2. Vegetables will be brought in at the back entrance.
3. Handicap accessibility
4. There will not be any curbing, the entrance will be kept level for shopping cart accessibility.
5. Propane will be used as the fuel. The location of the tanks must be shown on the site plan.
6. Jon explained that they are a traditional farm with a limited amount of chemicals being used.
7. Kurt recommended that the applicant contact the Saco River Corridor Commission (SRCC)
8. The proposed area for the business relocation has been marked out.
9. A motion was made by Deb and seconded by Joe and approved to schedule and conduct a site walk in January 4<sup>th</sup> at 8 a.m.
10. A motion was made by Sonia seconded by Kurt and approved 5-0-0 that directly after adjourning the site walk, members will reconvene at the town office for a meeting to discuss observations.

E. Tamana and Rabbini Mubbin

1. The applicants, Tamana and Rabanni submitted a Shoreland Zoning application for property located at 103 Rattlesnake Road Tax Map U3-Lot 21
  - a. Mike Vane (CEO) observations
    - 1.No boundaries shown side to side
    - 2.The proposed plan is 52 feet from the water not the 75 feet shown on the plan
    - 3.Current square footage of house is 864
    - 4.With 666 square footage for the existing porch they are already over the limit
    - 5.For 52 years, past owners have increased the size of the building without pulling building permits

6. When the dock was non-conforming, it was kept non-conforming
7. The height proposed for the structure is 25 feet, but the height by code can only be up to 20 feet, and trees would have to be removed. (The applicants can only open up a 250 foot canopy in the Shoreland Zone).
8. The CEO stated that he would have to deny this application as it reads now
9. The building is not currently on a foundation
10. If there was a failure, the septic system is too close to the water

### Suggestions

1. Have a surveyor/ site engineer design a septic design
2. Get rid of the deck
3. Move everything back from the water
4. Measure the distance from the high water line to the house

Motion To: Send this application back to the applicants due to non-conformity of the Shoreland Zoning Regulations

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

Motion To: Allow Joe to respond to letter dated December 7<sup>th</sup> from Michael Thompson (Jeep application) explaining that the board will require a site plan that is done by a professional engineer licensed in the State of Maine.

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

A letter from Fred Brown was read into the record. Fred is reaching out to the Board requesting information for an excavation business. The Board will request that Fred submit an application for the proposed business. The secretary will contact Fred.

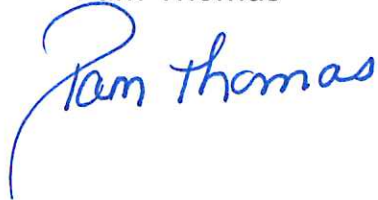
A motion was made by Sonia and seconded by Deb to adjourn the meeting.5-0-0

The meeting adjourned at 8:45.

Submitted by,

Chair,

Pam Thomas



Sonia Frye

