



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

Minutes of July 6, 2021

Members present: Sonia Frye (Chairperson), Kurt Wood (Vice-Chairman), Deb Merrill (member), Doug Heroux (member), Joe Egan (member) Judi Tordo (alternate) and Mitch Dondero (alternate).

There were no members absent.

Others present: Pam Thomas (Secretary).

A quorum was present with all members in attendance.

Election of Officers

Motion To: Nominate Sonia Frye as chairperson
Made by: Kurt
Seconded by: Joe
Vote: 5-0-0

Motion To: Nominate Kurt Wood as vice chairperson
Made by: Sonia
Seconded by: Joe
Vote: 5-0-0

The meeting was called to order by the chair.

Motion To: Accept the minutes of June 1 as written.
Made by: Deb
Seconded by: Joe
Vote: 5-0-0

There were technical difficulties with the internet which resulted with applicants attending the meeting via Zoom not being able to participate. The issue was resolved later in the meeting.

U.S. Cellular

In an email dated May 20th from the CEO Mike Vane, Mike is requesting that members review a request for a building permit at the location of U.S. Cellular. The property is located at 76 Pease Lane and can be found on Tax Map R2 Lot 12. The

The previous motion was read to include all meetings and workshops as follows:
Motion To: Schedule all workshops and meetings as follows:

Made by: Kurt
Seconded by: Joe

July 13 at 7 p.m. - Workshop
July 27th at 7 p.m. Workshop
August 3 Time TBD by Selectmen
August 10 Meeting

Vote: 5-0-0
The motion carried.

Motion To: Change the scheduled workshop date on July 13th at 7 p.m. to a meeting for a continuance for Clean Green LLC.

Made by: Sonia
Seconded by: Kurt
Vote: 5-0-0
Motion carried

Lonnie Kollander Tax Map R08-008-00D1

712 Spring Street

3.3 requirement of the Brownfield Land Use Ordinance is written as follows:

All single dwelling units shall be located on a minimum of two acres with at least one acre for a second dwelling unit. Three or more dwelling units on a single tract or parcel, which are defined as a subdivision under M.R.S.A. Title 30-A, Subsection 4401, shall be located on a minimum of two acres per dwelling unit and must comply with the Brownfield Subdivision Regulations.

Lonnie Kollander has requested a building permit for the property that has one dwelling on it and he would like to add an additional dwelling to this property that contains a little more than 2 acres in total as written in a letter from Lonnie to the board. The minimum lot size in Brownfield is 2 acres and an additional acre is required to build an accessory dwelling unit. For this reason the Planning Board must deny his request for a building permit.

A letter of denial letter will be sent to Lonnie listing the reason that he is being denied permission from the Planning Board to go forward.

Marijuana License Fees

Sonia will talk with Wanda and Michelle in the front offices and request that the fees be submitted upon approval.

Escrow fees will need to be discussed at the next workshop.

A Letter of Denial will need to be sent to Lonnie Kollander.

Motion To: Send request to Selectmen for members to be given permission to use MMA Legal Services.

Made by: Kurt

Seconded by: Deb

Vote: 5-0-0

Members are requesting that the secretary look for examples of Marijuana Cultivation Licensing certificates.

Scott Rumrill

An email dated July 2 was read to members from the CEO Mike Vane. A resident contacted Mike and asked him if abutters had been notified of the build taking place at 51 Swan Road. The Planning Board has not signed the Building permit for Scott Rumrill who was on the agenda on December 1, 2020.

Odors

Deb received information from David Heidrich OMP (Office of Marijuana Policy) concerning odor complaints. In his letter he has suggested that after the CEO attempts to reach offending caregivers, a letter could be sent to them stating that the State Office of Marijuana Policy knows about the complaints. A copy of this letter has been sent to the CEO. Deb Merrill stated that she would be happy to help draw up a letter with Mike Vane.

Joe has had contact with Paul Demers who is in charge of state building code issues and stated that the town could hire a 3rd party consultant for inspections.

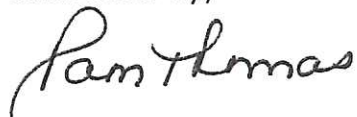
Motion To: Adjourn the meeting

Made by: Sonia

Seconded by: Joe

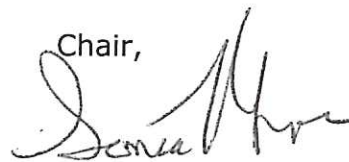
Vote: 5-0-0

Submitted by,



Pam Thomas

Chair,



Sonia Frye