



## Brownfield Planning Board

Minutes of June 2, 2020

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

Members absent: John Rice

Others present: Mike Vane (CEO), Pam Thomas (Secretary), Jeffrey B. Wilson (Esq.) Adam Martinese, Adam Martinese Jr. Megan Gibney, Braeden Harlow, Deivid Miranda and Richard Perreault (Fire Chief).  
Bruce Collins arrived towards the end of the meeting.

With six members present, a quorum did exist and business could be conducted.

The meeting was called to order at 7:10.

Motion To: Accept the minutes of March 10 as written.

Made by: Deb

Seconded by: Kurt

Vote: 5-0-1

Mitch abstained from the vote, Mitch was not present at the meeting.

The minutes of March 10 were reviewed by members. As minutes were reviewed, Sonia stated that in the minutes, she had told Bruce Collins that she and Pam would send out another letter to contact Tom Miragliuio again. Bruce had requested that the board send these questions to the towns attorney and members replied that the board has a limited budget for attorney fees and that Bruce's questions have already been sent in the past to the towns attorney.

Mitch stated that the questions Bruce presents are repeated questions, the board has already spent money on town's attorney fees for Bruce's questions and the board is not entertaining more questions. Mitch suggested reaching out to MMA. (Maine Municipal Association).  
A letter will be sent to Bruce to apologize for the delay. The Covid Pandemic restrictions have closed state and municipal offices.

Motion To: Set dates for workshops/ meetings for:

June 9 and June 16- Marijuana

June 23-Air B & B

June 30- Ordinances

July 7- Meeting

Made by: Deb

Seconded by: Kurt

Vote: 6-0-0

Board members asked the secretary to make copies of the Porter, Maine Zoning Ordinance to review.

Sugar Shack Café – Tax Map U7-Lot 25

Deivid Miranda was present to submit a Commercial Business Application for a change of use for his restaurant business adding beer and wine to the menu.

The application was read to all present. There will be no further development with this application request.

Certificates submitted with the application were as follows: State of Maine Revenue Services Resale Certificate, State of Maine Department of Health and Human Services Eating Place Tier 1 for 28 seats (in) and State of Maine Revenue Services Retailer.

A letter from Fire Chief Richard Perreault dated May 6, 2020 listing the locations of business water sources for fire protection purposes.

(Requirement f.)

A butter list was attached. A letter from Brandies County Café stating that the business has been sold to Deivid, the building is not part of the sale.

A sketch plan was submitted giving dimensions of the building, distances from the building to the fence, parking lot and side lots.

A letter of permission giving Tina Richardson permission to speak in Deivid Miranda's absence. A Lease agreement between Elizabeth A. Shipp (owner) and Deivid Miranda- da Silva and Alexis Miranda (tenants).

Motion To: Take a vote to accept the requirements of a through j. of the Land Use Ordinance

Made by: Sonia  
Seconded by: Deb  
Vote: 6-0-0

Motion To: Schedule a Public Hearing on July 7 at 7:15 p.m. for Sugar Shack Café

Made by: Mitch  
Seconded by: Deb  
Vote: 6-0-0

All abutter notices will be sent out via certified mail. The Public Hearing Notice will be placed in the Shopping Guide for two (2) consecutive weeks.

### Correspondence

The secretary will check with MMA to see if The Floodplain Ordinance will be updated or if only the maps will need to be updated in York and Cumberland County Communities. An email was received from SMPDC with the subject FEMA Flood Hazard Mapping/ Ordinance Update. The secretary has reached out to Southern Maine Planning by telephone and email to see if the Floodplain Ordinance will need to be updated by all communities in 2021.

Email from Barbara Kollander – Looking for information to place a second mobile home on her property. The letter was forwarded to the CEO Mike Vane to review the lot information.

Dick Norcross called to inquire about food truck licenses in the town. A friend may set up a food truck on Dick's property. A call back to Dick was made requesting that if the food truck does want to use Dicks property to sell food, that a letter of intent is sent to the Planning Board for their files, a copy of all licenses are submitted pertaining to the food truck, a letter for permission to use Dicks property is submitted from Dick and the days and hours of operation are listed. No commercial application will need to be submitted. The business will not be at this location year round.

Kathy Rehill has reached out to the Planning Board secretary to be placed on the agenda. Paperwork has not been submitted in order for her to go forward at this time and an email was forwarded from Mike Vane (CEO) on May 19 asking her to submit missing information needed in order to move forward.

Scott Rumrill in an email dated May 18, 2020 asked to be placed on the agenda tonight.

Scott first contacted the Planning Board as a new property owner in an email dated September 19, 2018. The secretary replied after submitting the email to the board at a meeting on October 2, 2018 requesting that Scott contact the CEO at that time, Jesse Winters. The secretary had previously forwarded the email to the CEO.

Scott submitted a plan to the board in 2019 and was placed on the agenda on March 5, 2019. Scott called and left a message that he would not be able to attend the meeting and would call to reschedule.

Scott was asked at that time to submit an abutters list and a more complete application to include the floor plan, the elevations of side dimensions and a Permit By Rule permit after the Planning Board accepted the plan.

Scott was given this information from the secretary and will be in contact with the new CEO Mike Vane.

## Marijuana

The Planning Board has been working on an Ordinance entitled Town of Brownfield Marijuana Establishments Licensing Ordinance. An Ordinance entitled Adult Use And Medical Marijuana Businesses was submitted by Jeffrey Wilson, attorney for Adam Martinese.

In an email dated April 17, 2020, addressed to the Town Clerk Michelle Day, Jeffrey wrote that he was submitting the Ordinance for adult use for the town to review with the town's attorney to ensure that it is legal before they gather signatures on it for the June Ballot. The email was forwarded to the Planning Board secretary and submitted at tonight's meeting.

There will not be enough time for the proposed Ordinance to be placed on the June Ballot.

This Ordinance was reviewed by the town's attorney, submitted to her by the Selectmen. A copy of the proposed ordinance was returned to the Selectman's assistant from the town's attorney with suggestions for changes to the document and forwarded to Jeffrey Wilson, the Chair of the Planning Board and secretary of the Planning Board on May 14.

A memo dated May 8 from Malina E. Dumas Esq. and Leah B. Rachin, Esq. lays out information regarding the Local Petition Process.

Members explained to Jeff and Adam that they have been working very hard on many ordinances and have given the proposed Marijuana Ordinance much of their time and will continue to do so. Members stated that they will

look at the proposed ordinance submitted by Jeffrey at a workshop on June 9<sup>th</sup> along with the draft copy of the one they have been working on.

Bruce Collins

Bruce was not on the agenda but was allowed to speak. Bruce is asking what happened to the reply from the questions he has submitted stating that at the last meeting he was told that the questions would be looked into. There has been a pandemic and quarantine in the state and the country that began shortly after that meeting on March 10. The Planning Board has not met since that meeting. This meeting was posted on the website, an agenda was later posted on the website for this meeting and placed on the message board inside of the building and on the front door of the building. Bruce stated that he did not know that there was going to be a meeting.

Motion To: Adjourn the meeting

Made by: Judy

Seconded by: Kurt

Vote: 6-0-0

The meeting adjourned at 8:20.

Submitted by,

Chairperson,

Pamela Thomas

Sonia Frye