



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

Minutes of May 4, 2021

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

There were no members absent.

Others present: Pam Thomas (Secretary) and Richard Perreault (Fire Chief).

Present via Zoom: Jeffrey Wilson (Attorney for Adam Martinese) attending until 7:28, Adam Martinese attending until 7:28, BB&T, Mike Bebis, Dan Molloy and Whit and Whit, two separate people with the same name attending until 7:20.

The meeting was called to order at 7:10 p.m.

The workshop notes of April 13th were reviewed and signed by the chair.

The minutes of April 6th were reviewed by members.

Motion To: Accept the minutes as written.

Made by: Kurt

Seconded by: Deb

Vote: 5-0-0

The commercial business application for Clean Green LLC was reviewed by members.

Property line concerns brought up at the last meeting have been addressed. The applicant stated that the foundation and wall have been moved, the total setback from property lines has been addressed. The fence that was once on another person's property has been removed.

Adam has cut off 28 feet of the concrete slab that the greenhouse was set on. They have moved the gable onto preexisting foundation 28 feet from the property line to structure and the setback is from the Conway Road.

The attorney for Adam, Jeff Wilson stated that he submitted a new site plan map on May 3rd and it has been presented to members of the board.

The commercial business application now is in line with the state. The applicant originally had applied for a Tier 2 (501- 2000 sq. foot canopy) permit with the town of Brownfield and a Tier 3 (2001-7000 sq. foot canopy) permit with the state. Initially his attorney explained in an email dated March 31 that Adam had done this because of the cost of the town's fees for a Tier 3 permit.

Submitted with the plan is a building permit dated 4/21/ 2021 and an updated certificate for proof of Property Insurance.

The name of the town on the policy submitted was listed as Brownville, not Brownfield, that has been corrected and the policy ending date was listed as 3/22/2021, both items have been corrected or updated to reflect current insurance coverage.

An email dated April 30th was read into the record from Clayton Churchill. Clayton requested information on this application. The secretary did send Clayton the information needed in order for him to attend the Zoom meeting tonight to have his concerns addressed but he did not attend the Zoom meeting. The secretary will contact Clayton and advise him that his concerns can be addressed at the Public Hearing on May 11 for Clean Green LLC and send him the information to attend the hearing via Zoom.

Maria Manning came into the office to review and sign the Findings of Facts for Mountain Treehouse Kombucha LLC. for both businesses, the Kombucha business and the Guesthouse. The copies of the signed findings and attachments has been mailed to the Manning's.

Members discussed STR (Short Term Rentals) and how they want to proceed with the proposed ordinance.

Motion To: Send the proposed STR Ordinance to Attorney Durward Parkinson when it has been submitted.

Made by: Joe

Seconded by: Mitch

Vote: 5-0-0

Members have been contacted by a Private Investigator with questions that do not pertain to the Planning Board. At a site walk on property located on Pease Lane, the applicant has made allegations against an abutter to his property as suggested by the P.I. in phone conversations with members of the board. The site walk had adjourned and members were in the process of leaving the site to reconvene the meeting at the town office.

The secretary was contacted on her home phone and the P.I. suggested to her that her minutes did not reflect the conversation between the applicant and his abutter. The minutes would not reflect any conversation after a site walk has been completed and would not address a conversation not heard by the secretary in her minutes.

Members will address this matter with their attorney should the P.I. attempt to make contact with board members or the secretary.

Motion To: Send Attorney Durward Parkinson a copy of the Marijuana application for Clean Green LLC.

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

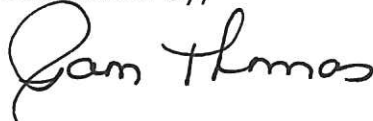
Kurt suggested that the secretary add a note to the attorney that the Tiers (Tier 2 -Town) (Tier 3- State) do not match yet but they will be addressed.

Members will be working on completing the Camper addition to the Brownfield Land Use Ordinance, the STR Ordinance (Short Term Rental) and revisions for the Local Foods Ordinance, members are planning to have all proposed ordinances and revisions to these ordinances finalized in June.

Motion To: Adjourn the meeting
Made by: Kurt
Seconded by: Sonia
Vote: 5-0-0

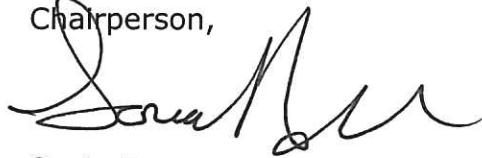
The meeting adjourned at 9:00.

Submitted by,



Pam Thomas

Chairperson,



Sonia Frye