



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

Date: April 5th, 2022

Time: 7:00 P.M.

Location: Town Office Conference Room

Attendees:

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

*Alternates

Others Present: Pam Thomas, Dana Forcier, Tamanna and Mubbin Rabbani, Jordan Pike, Richard Perreault (Fire Chief) and Whit Lucy.

Agenda items:

- A quorum was determined and the meeting was called to order at 7:05
- Minutes

1. Sonia made a motion that was seconded by Deb to accept the minutes of March 1st
Vote: 5-0-0.

2. The Site Walk Notes and minutes of April 4 were reviewed. Sonia made a motion that
was seconded by Joe to accept the notes and minutes as submitted. The vote was called
and carried 5-0-0.

3. Deb made a motion that was seconded by Kurt to accept the Finding of Facts for The
Brownfield Country Market. Vote: 4-0-0.

Correspondence: In an email dated March 22, Wesley Amoling wrote that he and
his partner, Carmine DiCesare are seeking to build and operate a Medical Cannabis

Caregiver Cultivation business. The property is located at 283 Wakefield Road and the property is not owned by Wesley or Carmine. No other information has been submitted at this time.

Members suggested that they read the ordinance on line, contact OMP (Office of Marijuana Policy), and make sure that they are not placing a sign at the property and that there will be no retail. The board will need to gather more information before sending them a reply.

A. Tamanna and Mubbin Rabbani- Tax Map U 03-Lot 21.

103 Rattlesnake Road Expansion

The Rabbani's originally presented a plan on December 7th, 2021 that was sent back to the applicants for non-conformity. The Board suggested that they have a surveyor/ site engineer design a septic design, get rid of the deck, move everything back from the water and measure the distance from the high water line to the house.

The CEO stated that he would have to "deny the application as it reads now".

The Rabbanis have submitted a revised Shoreland Zoning Permit Application. In a letter dated March 1, 2022 from the CEO to Planning Board members, Michael Vane wrote that he had received a packet of information from the Rabbani's. He wrote that he has, reviewed and approved the expansion for 103 Rattlesnake Road. He also stated that setbacks, as shown on the plans, are code compliant, the septic has been inspected and the remainder of the work shown on the plan meets the code requirements and Town Ordinance.

The applicants have decided to keep the deck, add a garage extension, and buildup. A current per Site Survey plan was submitted from Jon Bliss showing the 30 % footprint expansion 518.8 square feet totaling 2,226.5 square feet plus garage addition+ 480 square feet and add front entry +44 square feet and REMOVE stairs and privy (-35.8 square feet) . (-35.8 square feet contingency).

A Deed for the property has not been submitted and will need to be submitted as a condition for the approval.

The applicants were advised to ask the CEO, Mike Vane about plumbing, they will need an exterior plumbing permit and an internal plumbing permit .The applicants are adding a small loft on top of the garage.

The maximum height of the house will be 25 feet maximum. No bedrooms will be added to the project, they will remain at three (3) bedrooms. When asked if any abutters or neighbors views will be obstructed, the applicants stated that no views will be ruined by the building(s).

A motion was made by Sonia and seconded by Deb to approve with the condition that the Rabbani's submit a Deed to the Planning Board for their files.

B. Scott Keeler called the office to inform the board that the property that he was looking to buy has fallen through. Scott would like to open a PTSD Clinic in town.

C. Dana Forcier- Tax Map U9-Lot 19

The company, HEB is representing Dana tonight to present a slide show for his proposed subdivision. Dana stated that there will be commercial and residential uses with this project. (Coffee shops, store fronts, condos, residential spaces). The plan submitted is a conceptual plan, a proposed final plan rather than a sketch plan was submitted tonight. Jordan Pike had emailed a copy of Danas proposed plans but the applicant is responsible to submit the copies to board members. The applicant stated that the copies would be submitted within a few days. The applicant would like to go forward with a site walk. An abutters list has not been submitted. The applicant stated that he will submit a list within a few days so the secretary can send out abutter notifications. The applicant was advised to meet with the Fire Chief, Richard Perreault to go over fire water requirements.

A motion was made to schedule a site walk as requested by the applicant as soon as possible.

Sonia made a motion that was seconded by Deb to schedule a site walk on Wednesday, April 11 at 8 a.m. The vote was called and carried 5-0-0.

D. A motion was made by Sonia and seconded by Joe to give permission to the secretary to contact the Planning Boards attorney, Durward Parkinson for assistance with FOAA requests. The vote was called and carried 5-0-0.

E. Motion To: Submit the proposed STRO changes to the Selectmen and request that it is submitted as a warrant article.

Made by: Sonia
Seconded by: Joe
Vote: 5-0-0
The motion carried.

F. Motion To: Delete the word "seasonal" in the Brownfield L.U.O. and submit to the Selectmen.

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

The motion carried 5-0-0.

G. Motion To: Schedule a workshop on Tuesday, April 12th to review STR.
Made by: Deb
Seconded by: Sonia
Vote: 5-0-0

The motion carried 5-0-0.

H. Motion To: Adjourn the meeting at 9:40.

Made by: Sonia

Seconded by: Deb

Vote: 5-0-0

The motion carried 5-0-0.

Submitted by,

Chair,

Pamela Thomas

Sonia Frye