



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

Minutes of December 8, 2020

Members present: Kurt Wood (Vice-Chairman), Deb Merrill, Joe Egan and Mitch Dondero (alternate).

Members absent: Sonia Frye (Chairperson), Doug Heroux (member) and Judi Tordo (alternate).

Others present: Pam Thomas (Secretary), Maria Manning, Joseph Manning, Richard Perreault (Fire Chief) and Whit Lucy.

Mitch Dondero was appointed to take the place of Doug Heroux should a vote be needed. Kurt Wood will chair the meeting.

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

The meeting was called to order at 7:05.

The minutes of December 1 were reviewed by members.

Motion To: Accept the minutes as written.

Made by: Deb

Seconded by: Joe

Vote: 4-0-0

The secretary checked with Megan to see if the Chromebook could be added to the towns insurance. The deductible for town insurance is \$500.00.

When purchasing the Chromebook, Staples offers a two year accidental protection plan for \$99.00, members have decided that they will add the insurance through Staples.

7:15 Public Hearing for Mountain Treehouse Kombucha, LLC

Owners: Joseph and Maria Manning

Tax Map R13 Lot 24

154 Sam Brown Hill Road

The application was read to all present. The business intends to bottle and distribute Kombucha (Fermented Tea) as well as locally produced food items.

Brownfield Land Use Ordinance 4.9 a. through j. Requirements were read into the record. A vote was called on each requirement.

- a. Deb made a motion that was seconded by Mitch to accept requirement a. as complete 4-0-0
- b. Deb made a motion that was seconded by Mitch to accept requirement b. as complete 4-0-0
- c. Deb made a motion that was seconded by Mitch to accept requirement c. as complete 4-0-0
- d. Deb made a motion that was seconded by Mitch to accept requirement d. as complete 4-0-0
- e. Deb made a motion that was seconded by Mitch to accept requirement e. as complete 4-0-0
- f. Deb made a motion that was seconded by Kurt to accept requirement f. as written. 4-0-0
- g. Deb made a motion that was seconded by Mitch to accept requirement g. as complete 4-0-0
- h. Deb made a motion that was seconded by Mitch to accept requirement h. as complete 4-0-0
- i. Deb made a motion that was seconded by Mitch to accept requirement i. as complete 4-0-0
- j. Deb made a motion that was seconded by Kurt to accept requirement j. as written. 4-0-0

There were no abutters present and there was no comment from the public present.

The Manning's were informed that if they have any changes that they would like to make with this business they will need to come before the Planning Board for those changes.

This permit will be given only for the activities outlined above.

Motion To: Submit Findings of Facts and Conclusions of Law for this application. The applicants will sign these findings when complete and will receive a copy of the findings.

Made by: Deb
Seconded by: Joe
Vote: 4-0-0

Public Hearing ended at 7:45

7:45 Public Hearing for Mountain Treehouse Kombucha, LLC

Owners: Joseph and Maria Manning
Tax Map R13 Lot 24
154 Sam Brown Hill Road

The application was read to all present. Description of business: To open a guesthouse apartment which will be listed on Air B & B that is designed to host a maximum of four (4) people.

Brownfield Land Use Ordinance 4.9 a. through j.
Requirements were read into the record. A vote was called on each requirement.

- a. Deb made a motion that was seconded by Mitch to accept requirement a. as complete 4-0-0
- b. Deb made a motion that was seconded by Mitch to accept requirement b. as complete 4-0-0
- c. Deb made a motion that was seconded by Mitch to accept requirement c. as complete 4-0-0
- d. Deb made a motion that was seconded by Mitch to accept requirement d. as complete 4-0-0
- e. Deb made a motion that was seconded by Mitch to accept requirement e. as complete 4-0-0
- f. Deb made a motion that was seconded by Mitch to accept requirement f. as complete. 4-0-0
- g. Deb made a motion that was seconded by Mitch to accept requirement g. as complete 4-0-0
- h. Deb made a motion that was seconded by Mitch to accept requirement h. as complete 4-0-0
- i. Deb made a motion that was seconded by Mitch to accept requirement i. as complete 4-0-0
- j. Deb made a motion that was seconded by Kurt to accept requirement j. as written. 4-0-0

There were no abutters present and there was no comment from the public present.

Motion To: End the Public Hearing
Made by: Deb
Seconded by: Joe
Vote: 4-0-0

Findings of Facts and Conclusions of Law will be submitted for this application. The applicants will sign these findings when complete and will receive a copy of the findings.

Motion To: Adjourn the meeting

Made by: Deb
Seconded by: Joe
Vote: 4-0-0

The meeting adjourned at 8:17

Submitted by,
Pam Thomas

Vice-Chairperson,
Kurt Wood

DRAFT