



Brownfield Planning Board

Minutes of January 14, 2020

Members present: Sonia Frye (Chairperson), Kurt Wood (Vice-Chairperson), Mitchell Dondero (Alternate), Deb Merrill, John Rice, Judi Tordo (Alternate) and Doug Heroux.

Others present: Pam Thomas, Adam Martinese, Richard Perreault (Fire Chief), Megan Gibney, Mike Vane (CEO), Mike Akers, Steve and Nancy Kocur. Bruce Collins arrived at 7:20

The meeting was called to order at 7:15 by the chair. A quorum was present and business could be conducted.

Mike Vane, the new CEO for Brownfield was introduced to all present at the meeting.

Mike Akers and Steve Kocur
Property located in Shoreland Zoning
Tax Map U1 Lot 28

First on the agenda was Mike Akers of Maine Construction Management submitting a building permit application for Steve Kocur. The property is in the Shoreland Zone, all building permit applications in the Shoreland Zone go before the Planning Board for approval.

Members reviewed two plans submitted by the applicants. The maps are not specific enough and need to show setbacks. On a non-conforming lot, they are only allowed to add 30%. This plan is over the 30% allowance. Being over, the chair asked the applicant if he knew that it was over what is allowed. He stated that he did. (Inside of the 100' mark from the high water allowance is 30%.) They have to stay within the guidelines.

The plan will need to go back to the CEO (Mike Vane) and a new plan will need to be submitted to the Planning Board for review along with a new building permit application.

Motion To: Find that the plan as submitted is incomplete.
Made by: Deb
Seconded by: Mitch
Vote: 7-0-0

Adam Martinese

Adam Martinese was present requesting information about medical marijuana and the "opt in / opt out" position of the town. Adam has a permit for his business, Clean Green to cultivate and sell Medical Marijuana. Adam would like to sell recreational marijuana at that location and stop selling medical. As of December 13, 2018, municipalities must vote to "opt in" to operation of registered caregivers' retail stores, registered dispensaries, testing facilities and manufacturing facilities. Sonia explained to Adam that the board is following the state, Sonia stated that the board is waiting for the town attorney, who is setting up a task force within their firm for marijuana. Sonia stated that we hope to get an ordinance for retail marijuana with information provided by the towns' attorney when the task force is set up.

Adam stated that he has followed all of the rules and is the only permitted marijuana business in town.

Motion To: Accept the minutes of December 3, 2019
Made by: Deb
Seconded by: John
Vote: 7-0-0

Motion To: Not join SMRPC and pay dues.
Made by: Judi
Seconded by: Deb
Vote: 7-0-0

Budget

Motion To: Propose budget at the salary amount of \$9650.00 for secretary position
Made by: Kurt
Seconded by: Deb
Vote: 7-0-0

Motion To: Budget \$100.00 for postage
Made by: Kurt
Seconded by: Mitch
Vote: 7-0-0

Motion To: Budget \$250.00 for supplies
Made by: Kurt
Seconded by: Judi
Vote: 7-0-0

Motion To: Budget \$750.00 for seminars and \$300.00 for mileage
Made by: Kurt
Seconded by: Deb
Vote: 7-0-0

Motion To: Budget \$100.00 for Maine Land Use Law Booklet
Made by: Kurt
Seconded by: Deb
Vote: 7-0-0

Motion To: Budget \$300.00 for advertising
Made by: Mitch
Seconded by: John
Vote: 7-0-0

Motion To: Budget \$800.00 for computer purchase/ software (Present as line item)
Made by: Deb
Seconded by: Judi
Vote: 7-0-0

Motion To: Budget \$7500.00 for legal expenses
Made by: Mitch
Seconded by: Kurt
Vote: 7-0-0

Motion To: Budget \$500.00 for maps
Made by: Kurt
Seconded by: Deb
Vote: 7-0-0

Board members will vote on the budget at their next meeting and present copies to the Budget Committee.

Bruce Collins

Bruce Collins asked members if the comprehensive plan was dead. Members explained to Bruce that his questions have been addressed by the town's attorney and this information was provided to him, any further questions need to be put in writing and submitted to the board.

Bruce has concerns with the water extraction, Bruce stated that within the ordinance, there are two different parties responsible to issue a permit, the Planning Board and the CEO. Members stated they will review Bruce's questions when they are submitted.

Motion To: Adjourn
Made by: Kurt
Seconded by: Judi
Vote: 7-0-0

Submitted by,

Chairperson,

Pam Thomas

Sonia Frye