



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

January 26, 2021

Site Walk Minutes for Commercial and Industrial Application for:
Maineline Farms LLC

Tax Map R2-Lot 10
60 Pease Lane

Description of proposed plan: Greenhouse construction to be used for Adult Use
Marijuana Cultivation.

Members present: Sonia Frye (Chairperson), Judi Tordo (alternate), Mitch
Dondero (alternate) Doug Heroux and Joe Egan.

Members absent. Kurt Wood (Vice-Chairman) and Deb Merrill.

Others present: Pam Thomas (Secretary), Richard Perreault (Fire Chief),
Kirk McDermith, John DuBois, Kimberly Jacques, Whit Lucy, Mike Bebis, Mike
Vane was present at the site but did not attend the walking of the proposed
business, Steve Blais, Kevin Hu, Dan Malloy, Doug Grover, Tony Kieffer and
Matt Dubois.

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

Members and members of the public met at the town offices at 11:30 and
proceeded when all were gathered at 11:50 to the site of the proposed
business.

The site walk began at 12:00.

Observations and questions from abutters and members:

Where is the road going to be built and how will this affect the neighbors?

Questioned what chemicals will be used.

How many feet from an abutter's property line will the road to the proposed greenhouses be built?

Where will runoff be diverted to?

Location of neighboring and applicants wells.

Drainage.

How many feet from the rock wall (shared with abutters) will the driveway be placed?

What are the setbacks?

Meeting

The meeting resumed at the town office with the following people present and conducted via Zoom at 1:30.

Members present: Sonia Frye (Chairperson), Judi Tordo (alternate), Mitch Dondero (alternate) Doug Heroux and Joe Egan.

Members absent. Kurt Wood (Vice-Chairman) and Deb Merrill.

Others present: Pam Thomas (Secretary), Mike Bebis, Steve Blais, Kevin Hu, Dan Malloy, Doug Grover, Mike Vane and Atty. Matt Dubois.

Concerns from members at the beginning of site walk discussion:

Elevation of property and drainage from the road were discussed.

Members have requested that Mike Bebis submit a Site Plan.

In part to be included on the plan: property lines will be noted, septic well setbacks shown, all structures will be shown and the plan for the driveway. The site plan needs to be per code.

The applicant requested a waiver from the CEO Mike Vane for requirements d. and e. of the Land Use Ordinance. The CEO had not submitted the written waivers to the Planning Board and after walking the property members had too many concerns to grant waivers on these requirements.

The applicant stated that they made need to blast some areas (hills) in the driveway to make it easier for big trucks to get to the building site and later for the business site.

The original replies to the requirements are:

- d. A storm water drainage system capable of handling a 25-year storm without adverse impact on adjacent properties has been designed.

Reply: A storm water drainage system capable of handling a 25-year storm without any significant adverse impacts on adjacent properties is planned to be designed and constructed; however, a waiver from the (CEO) Code Enforcement Officer is requested for this standard.

Motion To: Retract vote to grant a waiver on requirement d.

Made by: Sonia

Seconded by: Mitch

Vote: 5-0-0

- e. An erosion and sedimentation control plan has been formulated.

Reply: Best management practices(BPMs) including sediment barriers , stone check dams, a construction entrance, and vegetation is planned to be designed and implemented as needed to control erosion and sedimentation, however a waiver form the (CEO) Code Enforcement Officer is requested for this standard.

Motion To: Retract vote to grant a waiver on requirement e.

Made by: Sonia

Seconded by: Joe

Vote: 5-0-0

Motion: Applicant(s) will formulate a plan for requirement e.

Made by: Sonia

Seconded by: Mitch

Vote: 5-0-0

Before the board will approve the application, a complete site plan will be submitted to the Planning Board to be reviewed and approved by the CEO, Planning Board and the Fire Chief and the board will have an option for a third party review of the plan on both applications.

The applicant must incorporate an erosion and sedimentation plan with the site plan.

Motion To: Submit a complete site plan.

Made by: Doug

Seconded by: Joe

Vote: 5-0-0

Members agreed that after looking at the flow of the natural drainage of the property and public opinion concerns of potential damage to their property, further discussion needs to take place. A plan for the distribution of water needs to be in place.

Members asked for a list of chemicals that the business will be using.

Mike Bebis stated that there is already a 25 year drainage plan in place. Mitch stated that there will be more impact on that and the 25 year plan goes away at that point, there is a bigger chance for erosion and that they, in the past had devised the plan for what was there at the time.

The applicant asked if he would be able to move the greenhouses from the final site plan if after they start the work they find that the first plan will not work. Members stated that they would then need to resubmit the modified plan to the CEO Mike Vane. Members will talk to Mike Vane about this matter.

Other business was discussed.

Motion To: Revise budget to include paying dues in the amount of \$568.00 to Southern Maine Regional Planning and Development Commission and add \$500.00 to mapping in order to continue working on zoning for the town.

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

Motion To: Approve Planning Board Budget as amended.

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

Total for the budget has been revised to \$18,368.00

Motion To: Amend secretary yearly budget from \$12,000.00 to \$15,000.00.

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

Motion To: Contact SMPDC and ask for previous proposed zoning plans for Brownfield , previous maps made, ask for a proposed budget for updated maps to be made and ask for their recommendations of cost to obtain old maps.

Made by: Joe
Seconded by: Sonia

Vote: 5-0-0

Motion To: Allow payment to Hastings Malia P.A. in the amount of \$1520.00 to review proposed reduction costs for Marijuana fees as suggested by Mike Bebis' (DBA Maineline Farms LLC.) attorney Matt Dubois.

Made by: Mitch
Seconded by: Joe
Vote: 5-0-0

The board discussed lawyer options. The Planning Board cannot use their attorney Leah Rachin and her associates due to a conflict of interest with Mike Bebis of Maineline Farms, LLC. In a letter dated November 10th, 2020 Leah Rachin (Brownfields Town Attorney) stated that because her partner represents Mike Bebis; and Leah represents the town, they believe that this would be a conflict of interest for their firm and therefore would not be representing either party.

Motion To: Request Durwood Parkinson to represent the Planning Board on Marijuana issues and reserve the right to change lawyers if needed.

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

The proposed camper language for the Brownfield Land Use Ordinance 4.6 revision will be tabled.

Motion To: Reverse motion to allow waivers for d. and e. requirements for Maineline Farms, LLC (Mike Bebis), and members are now requesting that these requirements be met and a site plan be submitted and approved by the board.

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

Motion To: Review Marijuana Licensing Application for Mike Bebis DBA Maineline Farms LLC, prior to the approval of the Commercial/ Industrial Business permit and have in writing, from the applicant, that the town will not be held in any way responsible.
Applicant should provide the town with a Hold Harmless Agreement.

Made by: Joe
Seconded by: Mitch
Vote: 5-0-0

Motion To: Adjourn
Made by: Sonia
Seconded by: Judi
Vote: 5-0-0

The meeting adjourned at 4:15.

Submitted by,

Chair,

Pam Thomas

Sonia Frye