

TOWN OF BOWDOINHAM
PLANNING BOARD MINUTES
JOHN C. COOMBS MUNICIPAL BUILDING
SEPTEMBER 26, 2019 – 7:00 P.M.

MEMBERS PRESENT: Mark Favreau
Alyson Dame
William Shippen

MEMBERS ABSENT: Nate Drummond, Tracy Krueger, Justin Schlawin, Reeve Wood

STAFF PRESENT: Nicole Briand, Director of Planning and Development

A regular meeting of the Bowdoinham, Maine Planning Board was held at the John C. Coombs Municipal Building, 13 School Street, Bowdoinham, Maine in the Kendall Room on Thursday, September 26, 2019.

1. CALL TO ORDER

In the absence of Chairman Nate Drummond, Mark Favreau called the meeting to order at 7:00 p.m.

2. DETERMINE QUORUM AND VOTING MEMBERS

It was determined that a quorum was present.

3. SITE PLAN REVIEW

TIER II APPLICATION – TAYLOR AND CORY WEAVER ARE PROPOSING TO CONVERT BUILDING AT 134 POND ROAD INTO A MEDICAL MARIJUANA STORE, MAP R02, LOT 064-A

Applicant Cory Weaver talked from the podium explaining his application with his brother Taylor Weaver. They are proposing to demolish an old mobile home and part of an existing garage at 134 Pond Road and reconstruct it into a medical marijuana store. It will be used as a medical marijuana store and retail marijuana will be added when the State completes the regulations for same. Mr. Weaver said he currently is in the cultivation business in the Town of Harpswell. There will be no growing of the product in Bowdoinham.

Board member Shippen let it be known that he previously worked for Owen Haskell and has done a survey on abutting property. He asked if the applicant wanted him to recuse himself from his position on the planning board for this case. Mr. Weaver had no problem with Mr. Shippen remaining on the case. Mr. Shippen said he would recuse himself if a survey was requested and if a discrepancy arose, as it often does when surveys are conducted on abutting properties. It was noted that a letter is in file from an abutter stating a possible discrepancy with property lines.

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The applicant inquired when a public hearing might be scheduled and response was that the Board needed to find the application complete before a public hearing could be scheduled.

The Board went through each of the submission requirements of the Site Plan Review Application Checklist – Tier II, to be sure each item has been or will be met. Several comments were made, including:

- No new buildings are being proposed.
- It was noted that Taylor Weaver is the owner of the property.
- Cory Weaver is Taylor's brother. Cory is the Licensed Caregiver.
- Septic system location was noted. It is for a two bedroom occupancy.
- Well is located in the front corner of the lot.
- Applicant needs to show utility pole location on the plan.
- There will be no product waste to consider.
- The product is placed in child-proof bags.
- The dumpster is locked.
- Applicant needs to show the location of the dumpster on the plan.
- Dumpster needs to be screened with a fence.
- Applicant needs to show location of sign on plan and also lighting.
- Applicant will review ordinance for parking requirements and show parking configuration on the plan.
- Applicant will review general ordinance standards.
- Applicant will show the location of nearest fire hydrant or other water supply for fire protection on the plan.
- Applicant will submit an Odor Management Plan.
- Suggestion was made to discuss any questions with the Planner in the process of completing the application.
- The Board was in agreement that a survey would need to be submitted. It was suggested that the applicant ask for a right-of-way plan for the area.
- Applicant will add information on the plan on how they will address noise, and buffering.
- Applicant to provide as estimate of peak hour and daily traffic to be generated by the project, both for the Medical Marijuana and Retail Marijuana.
- Hours of operation to be listed on plan.
- All materials must be submitted to the Planning Office 10 days prior to the next meeting.
- The Board will plan to schedule a site walk.

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4. **OTHER BUSINESS – DISCUSS ANNUAL REVIEW OF THE LAND USE ORDINANCE**

This item was tabled.

5 **CONSIDERATION OF MEETING MINUTES**

Motion was made by Mr. Favreau, seconded by Mr. Shippen, and it was unanimously

VOTED

To approve the minutes of the August 22, 2019 meeting as written.

7. **ADJOURNMENT** – The meeting was adjourned at 8:45 p.m.

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