

TOWN OF BOWDOINHAM  
PLANNING BOARD MINUTES  
JOHN C. COOMBS MUNICIPAL BUILDING  
October 24, 2019 – 7:00 P.M.

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MEMBERS PRESENT:     Nate Drummond  
                              Mark Favreau  
                              Tracy Krueger  
                              Justin Schlawin  
                              Reeve Wood

MEMBERS ABSENT:     Alyson Dame, William Shippen

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, October 24, 2019.

**1.     CALL TO ORDER**

Chairman Drummond 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 – APPLICANT SOUL HAVEN, LLC, IS PROPOSING TO CREATE A WEDDING AND EVENT VENUE AT 22 BACHELDER ROAD, TAX MAP R05, LOT 043**

The applicant told the Board that they wish to turn the property into a wedding venue. Said property is situated in a natural setting and they could offer a venue at an affordable price.

Board members went through the Site Plan Review Application Checklist for a Tier II application item by item and reviewed the boundary survey. Criteria that needs to be met is a 50' front setback with 10' to the side and rear. There is a 75' stream set back to also consider. Applicant said they are working with the Maine Department of Environmental Protection to obtain the proper permit.

Discussion with questions and responses included:

- How much of the house will be used? *First and second floor will be used. There is a kitchen on each floor. Working with Dustin Door from Maine DEP for the usual inspections.*

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---

- Board agreed that they would like to do a site walk of the property.
- Need dimensions of the parking lot and number of cars expected to be parked at an event.
- Asked the applicant to provide a drawing on one sheet of paper to show where the house sits, show setbacks, where the tent area will be located and where parking is planned. Also show the stream setback on the drawing.
- A Business Financial Statement is needed. *Applicant said he will work with the property owner and legal council as they are planning to set up two LLC's between them.* Board wants both the owner and applicant to be on the same page.
- Bathrooms in the house will be available to guests but the use of porta potties will also be used depending on the size of the event. *HHE200 will give the capacity, cross section, etc.* Location of porta potties needs to be shown on the drawing and a plan on record.
- The Board asked for an updated survey to be sure no new rights of way easements have been added, if the property is refinanced.
- Need more refined dimensions shown on drawing for the driveway.
- Dimensions need to be added to the aerial submission.
- Erosion control needs to be added for the drainage ditch. Show swale and new water drains.
- Need to know gallons per minute from the artesian well to be shown on drawings.
- The applicant needs to be responsible for porta potty arrangements.
- Location of the dumpster needs to be shown on drawings, including the screening for same.
- Surface of the parking area needs to be listed, i.e., Stone? Crushed rock? Gravel?
- Show fork in road and the walkway on the drawings.
- Delivery vehicles, emergency vehicles, etc. need room to turn around if necessary.
- Get topographical map to show 2-foot contour intervals. Can get off USGS maps.
- Show on drawing what is filling the spaces...where gardens are, fire pit, etc.
- Show where the stone sign will be located.
- Show where underground wiring will be located on the plan.
- Show on plan where lighting will be located and what type to be used.
- Show where the motion sensitive lighting will be placed.
- Show location of CMP utility pole on drawing.
- Determine and show maximum peak hour traffic and approximate numbers.

The applicant said he understood what was needed to file a complete application. It was noted that the November and December meetings will be held on the 3<sup>rd</sup> Thursday of the month. It was also noted that the materials need to be submitted to the Planning Office at least 10 days prior to the meeting.

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---

4. **SITE PLAN REVIEW**

**TIER II APPLICATION – APPLICANT ALTERNATIVE RX CONSULTINGS, LLC IS PROPOSING TO ADD THE PROCESSING OF MEDICAL AND RETAIL MARIJUANA TO THEIR BUSINESS AT 9 MAIN STREET, TAX MAP U01, LOT 069**

Applicant Scott Ouellette said he was already operating and processing in the building at 9 Main Street and that his application is to add the processing of medical and retail marijuana. He said the same equipment will be uses but will change the biomass that comes in.

In Phase I he said he would like to be ready to process medical cannabis when rules and regulations are passed by the State and to include retail sale. He said he would like to get approval for all the proposed processing as soon as the State will allow.

Phase II will include a sublease to do the growing but Mr. Ouellette will be responsible for meeting standards.

The Board asked for an odor management plan if smells become an issue. The Plan should include documentation on the fix to control the smells. The board also asked for a solid security plan to be submitted in writing. Mr. Ouellette said he has hired an alarm company to handle security concerns.

Two employees will be hired to work in the grow space. No signage will be erected. The building currently has a working sprinkler system and a copy of same will be provided to the Planning Office. The system is checked once a month. The Board asked for a copy of the existing lease. Mr. Ouellette said he is working on a new lease and will provide the Planning Office with a copy of it when completed. Cost of the project during Phase I is zero; during Phase II approximately \$50,000. Will send costs of each phase to the Planning Office. Evidence of financial capacity will also be obtained from the bank. Extraction methods of C1 and D1 were explained. There will be no wasted water as the plants will use it. Solid waste will be composted. The Board asked for explanation on the plan how the waste will be disposed of off and how it will be taken off site. The Board requested letter from the Water District to confirm there is water capacity to handle the project. There will be no additional store front.

Waivers will be requested for submitting proposed development plan, existing conditions plan and topography map. The Planner agreed to go over what is needed with the applicant. It was noted a Public Hearing will be required.

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

No action taken on this item.

6. **CONSIDERATION OF MEETING MINUTES**

No action was taken on the minutes of September 26, 2019.

7. **ADJOURNMENT** – The meeting was adjourned at 8:50 p.m.

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