

TOWN OF BOWDOINHAM
PLANNING BOARD MINUTES
November 21, 2019 AT 7:00PM

MEMBERS PRESENT: Nate Drummond
Mark Favreau
Tracy Krueger (arrived at 7:15)
Justin Schlawin
Reeve Wood
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, November 21, 2019.

Item 1. CALL TO ORDER

Chairman Drummond called the meeting to order at 7:05 p.m.

Item 2. DETERMINE QUORUM AND VOTING MEMBERS

It was determined that a quorum was present. Drummond, Favreau, Krueger, Schlawin and Wood to be voting members.

Item 3: **Site Plan Review – Tier 2 Application**

Applicant – SoulHaven, LLC

Property – 22 Batchelder Road (R05-043)

Project – Applicant is proposing to create a wedding and event venue.

Will Zell was present for the application. The Board reviewed the application for completeness.

The Board asked for the various plans to be consolidated onto one larger plan with date. The following items need to be added to the Site Plan:

- property and stream setbacks,
- ground floor elevations of existing buildings, or a waiver could be requested in writing,
- location of stream channel,
- directional arrows showing drainage,
- screening for dumpster, and
- an approval block.

The Board discussed water usage and the existing septic system, and requested that a site evaluator assess the current system and design a replacement system if needed.

Item 4:

Site Plan Review – Tier 2 Application

Applicant – Alternative Rx Consulting, LLC

Property – 9 Main St (U01-069)

Project – Applicant is proposing add the processing of medical and retail marijuana to their business.

Scott Ouellette was present for the review of the application. The Board reviewed the applicant’s request to amend their application to include closing in an existing porch. The Board discussed the applicant’s request to waive the requirements providing an existing conditions plan. The applicant requested to move forward with the origin application, so that an existing conditions plan would not be needed. After discussing the buffering requirements for a dumpster, the applicant decided not to utilize a dumpster on-site. The Board approved waiving the existing conditions plan, as no change is proposed to the exterior of the building.

The Board reviewed the additional materials submitted:

- phase cost analysis,
- security plan,
- odor management plan, and
- waste management plan.

Wood made a motion to find the application complete. The motion was seconded by Schlawin and all voted in favor. The Board will schedule a public hearing for this application for their December meeting.

Item 5:

Other Business

- Discuss Annual Review of the Land Use Ordinance

The Board discussed updating the marijuana portions of the ordinance to be consistent with the State’s terminology and to add the licensing process.

Item 6:

Consideration of Meeting Minutes

Schlawin made a motion to approve September’s Meeting Minutes as amended. Favreau seconded and all (Favreau, Dame and Shippen) voted in favor.

Drummond made a motion to approve October’s Meeting Minutes as amended. Favreau seconded and all voted in favor.

Item 7:

Adjourn Meeting - The meeting was adjourned at 9:40 p.m.

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