

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
June 16, 2021
6:30 p.m.

Site Walk: 746 Sokokis Trail – Marijuana Grown Only

Present: Lori Anthony David Christensen Diane Gray

Others: Rebekah Higgins Jim & Judy Carll Robert DePeter Richard & Robert DePeter
 Andy Morrell Jim Wersackas Jaylen Archer

I. ROLL CALL

Present: David Christensen, Vice-Chair Debra Burrows (ZOOM) Lori Anthony (In Person)
 Diane Gray (In Person) Edward Zelmanow (In Person)

Absent: Devin Chamberlain

Others: Angela Chute David Lowe Dennis Abbott (ZOOM) Gary Lamb (ZOOM)
 Lee Jay Feldman (ZOOM) Clyde Smith Jim Wersackas Andy Morrell –BH2M
 Jaylan Archer Robert DePeter Richard Davidson Robert Davidson
 Carol Kussmann

Lori stated a quorum was met with members present and the meeting was called to order at 6:30pm.

II. MINUTES

- May 5, 2021
- May 19, 2021
- June 2, 2021

Minutes accepted with corrections noted.

III. PUBLIC HEARINGS

Andy Morrell gave a brief overview of the project which consists of an existing residential home, existing 40' x 60' garage that will be converted in the 1st phase of the project. The 2nd phase of the project will be a new building. They will be expanding the existing driveway 12' to 20' width for fire apparatus.

Jaylen Archer, co-owner, spoke to the security and odor plans. The buildings will be access controlled and locked 24/7, cameras interior and exterior. Employees go through background checks, must be 21 or older and are issued a state ID card (Green Card). The odor control will be utilizing a charcoal filtration system.

Richard Davidson, abutter – Why is the septic system directly next to Route 5? Would you consider relocating the septic system? With regards to security, would you consider fencing the building in not the whole property? What does this do to the property value of abutters?

Jim Wesackas, owner - The purpose for the septic being next to Route 5 is if for some reason this project doesn't pass they could then put in a house there and it's still within 75' buffer because you can't build in that buffer.

Carole Kussmann, abutter – Is this grow within the building only? Just to clarify, there will be no sales, growing only?

Jaylen Archer, co-owner – This is grow only, there are no sales onsite. A customer would order and the product would then be tagged and moved to a licensed retail facility located elsewhere.

Robert Davidson, abutter – Regarding the trees that will need to be cut for the driveway expansion, will they be replanted? Will there be motion lights?

Andy Morrell, BH2M – the trees coming down are the smaller trees so it won't drastically change what you already see.

Richard Davidson, abutter – why not expand the driveway on just the right side instead of both sides?

Andy Morrell, BH2M - they can't go just to the right side for expanding as it would impact the existing septic system for the existing house.

With no further public questions, comments, or concerns Lori Anthony declared the public hearing closed at 6:53pm.

Board discussion followed regarding public comments and concerns. David Christensen stated there needed to be alarm system on all entry and egress points that goes somewhere that is monitored. Jaylen Archer stated that will put that in. Diane Gray stated that at the site walk the biggest concerns she heard were security and odor. Discussion regarding the security monitoring system followed. Lee Jay stated it might look a little different where we don't have our own police department and not sure how the Sheriff's Department feels. Board discussion regarding an approved security monitoring company such as Maine State Security for entrance & exit monitoring for the facility during closed hours. Ongoing monitoring regarding odor control and any potential odor complaints. There will be no signs, the need for a street number out at the driveway, placement of a door on the back of the dry room. Jaylen stated they've actually discussed placing a door in each drying room leading outside. Parking spaces corrected regarding size, the building and zoning use are appropriate and they have submitted a very solid application. No parking in the space for the fire truck turnaround. Discussion surrounding the odor control again regarding the charcoal scrubbers. Mike Gilpatrick, Code Enforcement Officer, has done extensive research and the threshold is very vague. There are many variables such as square footage, plant count etc. Carbon filters have a very substantial impact on their product so it's in their best interest to keep them clear and functioning. The odor is subjective vs objective as there is no threshold. Jaylen stated the expected life of a carbon filter is 1 year. Mike recommends they be checked every 3 months and he will be keeping an eye on the odor. Edward felt there should also be a log showing inspections, filter changes, and any services to the system. With regards to the trees coming down, right now it's pretty and hidden. When fall & winter come upon us it will open up some as the existing trees are deciduous trees, might want to consider some evergreen trees.

Lee Jay stated he has heard the Boards ideas for conditions of approval and has the following recommendations:

1. Filters checked every 3 months
2. Maintain a log of all filter checks, filter changes, and all maintenance to the filtration system
3. Security system with an approved vendor
4. 911 addressing at the street
5. Expand the parking spots to 200 sq. ft.
6. List of landscape materials in drainage
7. Knox Box on the building

8. No building permits issued until final plans submitted and signed off by Lee Jay Feldman & Mike Gilpatrick
9. Compliance with all oral & written statements submitted to the Planning Board

Board now the choice of tabling the application to the next meeting for updated plans for review or they can approve the application based on the recommendations given by Lee Jay.

David Christensen made a motion to approve the application with the conditions as put forth by Lee Jay and final plans are accepted and signed off by Lee Jay Feldman and Michael Gilpatrick. Edward Zelmanow seconded the motion.

Roll Call Vote: David Christensen – yes
Edward Zelmanow – yes
Diane Gray - yes

Debra Burrows – yes
Lori Anthony – yes

Vote: 5-0, motion passes, application is approved with conditions as set for by Lee Jay Feldman

IV. NEW BUSINESS

- Lori requested a motion to add the FOF for Ivory Hills Subdivision to the agenda for review. Edward Zelmanow made a motion to add the findings of facts to the agenda, David Christensen seconded the motion.

Roll Call Vote: David Christensen – yes
Edward Zelmanow – yes
Diane Gray - yes

Debra Burrows – yes
Lori Anthony – yes

Vote: 5-0, motion passes

Page 2, at the top remove Dwayne Prescott & Kala Godard from the FOF

Edward Zelmanow made a motion to accept the findings of facts with corrections, David Christensen seconded the motion.

Roll Call Vote: David Christensen – yes
Edward Zelmanow – yes
Diane Gray - yes

Debra Burrows – yes
Lori Anthony – yes

Vote: 5-0, motion passes

V. OLD BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

- Next meeting is election of officers
- Governors emergency ends June 30, 2021, there is Legislation in Augusta regarding ZOOM and which boards can or can't continue utilizing hybrid meetings
- Lee Jay is not available for the first meeting in July but will be available in person starting July 15, 2021.

VII. ADJOURNMENT

- Edward Zelmanow made the motion to adjourn. David Christensen seconded the motion. No discussion.

Roll Call Vote: David Christensen – yes
Edward Zelmanow – yes
Diane Gray - yes

Debra Burrows – yes
Lori Anthony – yes

Vote: 5-0, motion passes

VIII. ITEMS NEEDING SIGNATURE

- Ivory Hills Subdivision Final Plan
- FOF Ivory Hills Subdivision by Lori Anthony Thursday after corrections are made.