

**DRESDEN PLANNING BOARD
P.O. BOX 30
DRESDEN, MAINE 04342**

MEETING MINUTES FOR AUGUST 16, 2016

Present – Jeff Pierce, Peter Lincoln, Dan Hanley, and Linda Biden.

Others present – Brian Thomas Fifield (applicant), Keith Kuzimitski, Stacy Barnes, Maia Zewert (L.C. News) and Shari Lilly (recording secretary).

Meeting opened at 6:30 p.m. by Chairman, Jeff Pierce. Whereas we don't have a quorum of members, no business could be conducted. However, Jeff advised everyone that an informational discussion could be done. The Pledge of Allegiance was recited.

ITEM #1 – REVIEW MINUTES OF JULY 19, 2016 – Peter made reference to Pg. 2 (G) of the Condon Remand list as saying the Utility Plan stated 'Non proposed'. Jeff said that is correct and the reason why it was waived. Also mentioned was on Pg. 3 (#9 & 11). Want it to indicate reference to the surveys submitted by the Swifts' & Mr. Waters. Dan motioned to accept with changes. Peter seconded. We will email this to the members for absentee approval.

ITEM #2 – PRELIMINARY APPLICATION REVIEW – Brian Thomas Fifield – Dodge Road – Map 03, Lot 54 – RLD – Agricultural Medical Production - Jeff explained that numerous attempts had been made to contact the applicant, but due to having an incorrect mailing address on the tax list, none of the mailings had reached the owner. When he found out that we were trying to get in touch with him, he came right in and took care of all the paperwork, etc. Whereas he wants to construct a greenhouse in the RLD, he does need to have a CUP. He will be building one at the property on Dodge Road this year and hopes to build a house next year. Jeff said this is primarily 'housekeeping'. Mr. Fifield started his business prior to getting the required CUP. He did have a number of notices of non-compliance sent. The penalty is usually assessed for not complying (an After-the-Fact fee) which is five (5) times the application fee of \$125.00. The fee for 'Earthmoving' is \$25.00. He has paid both the initial application fee and the earthmoving fee, but Jeff needs to know if the Board wishes to assess the 'After-the-Fact' fee.

Peter asked Jeff if he had given all the information about the process to the person that he first talked to. Mr. Fifield said his friend, Scott, was the one that had called to talk to Jeff. Jeff said he had explained to him all the information and that they needed to come to the PB before doing anything.

Jeff said there is no leeway on the fine; you either charge it or you don't. Peter said he feels that we should as we have done it with others such as Condon. Dan doesn't feel we should due to the circumstances. Jeff will defer this until we have a quorum and the other members know what has taken place.

Jeff then read from the information provided on the Site Plan Review Application. Linda has arrived which now gives us the required number of members for a quorum. *Jeff* has filled her in with what had been discussed so far explaining that we are at the question of whether or not to assess the 'After-the-Fact' permit fee.

Peter asked Mr. Fifield if he had asked his friend Scott to call about the process. Mr. Fifield said he did because he wanted to know if this type of business would be acceptable in Dresden. Mr. Fifield said Scott told him he had to have permits, but thought it was just for the greenhouse and since he didn't have one in process at the time, he didn't think he needed to get one yet.

When asking for a ruling on the additional fee, the vote was one for assessing it, two against. *Jeff* did not vote because he would have to vote for the fee which would then create a tie. We will put this vote off for now until we have more members.

In reviewing the application, *Jeff* stated the purpose of the business is to grow medical marijuana for people who are in pain or suffering; sick and/or terminally ill patients who are licensed for the product.

The application includes the warranty deed, a plan for a greenhouse which will be approximately 5000 sq. ft., design shows four (4) tractor trailers that he is using. He will have some hooked up to the greenhouse for the purpose of heating and cooling. The design also shows all various aspect areas, an eight (8) foot chain-linked fence that is locked and a privacy tarp around it. He has included an inventory list, consultant list, registration cards and abutters list.

Peter asked if we should have the Town of Alna involved since part of the land is on that side. *Jeff* said that the majority of the business is primarily in Dresden, but that we will notice Alna of the project.

This permit will be considered as a '**Major Development**'. *Jeff* then went on to the Submission Form, first reminding everyone that some of the items on this form are primarily for subdivisions.

- a.) Containment area – Mr. Fifield does have one for his nutrients. *Jeff* said it will need to be put on the site plan.
- b.) Pesticides – Mr. Fifield said they do not use them as they use only organic nutrients.
- c.) A rental Port-a-Pot is there. It will need to be shown on the site plan.
- d.) Dan asked about hours of operation. Mr. Fifield said they will operate year round. *Jeff* said that the neighbors may not appreciate trucks in the middle of the night so perhaps he would consider hours of 7 a.m. - 7 p.m. If that would cover his production. Mr. Fifield said he delivers to the patients.
- e.) There will be NO visitors on the site. Mr. Fifield said that legally he cannot have visitors.
- f.) There will be no signs.

Jeff asked if the members feel this is a completed application. *Peter* wants the things mentioned to be put on the site plan.

Jeff said the following should be shown / stated on the plan in order to give us a record:

Storm water drainage

Erosion Control
Construction
Solid & Hazardous Waste (Port-a-Pot)
Containment

Peter asked when he will know for sure on the size of the greenhouse? Mr. Fifield said in a month to six (6) weeks.

With that being said, all members present voted unanimously by a show of hands that the application for the Major Development is completed.

A Site Walk is scheduled for Tuesday, September 06 at 5 p.m. At the property located on the Dodge Road. The public hearing will follow at our regular business meeting at 6:30 p.m. All members are urged to attend. Notices will be sent out as specified.

ITEM #3 – AFTER-THE-FACT – Peter Elvin – Middle Road – Mr. Elvin built up his boat house to put in frost walls. Jeff said that if he only goes up three (3) feet, he can do so without a permit. However, Mr. Elvin built the walls up eight (8) feet in order to be able to drive his tractor in. It appears there was a misunderstanding between him and Jeff. Mr. Elvin couldn't make the meeting tonight, but he will have to come for the After-the-Fact permit. He does need a permit as the building is in Shore Land. Jeff said that in talking with Mr. Elvin, he thought he was going to put his tractor in the existing building, but he actually is putting it in the extended space under the building. When asked if the State would have to get involved since it's in Shoreland, Jeff said this wouldn't require them to.

ITEM #4 – OLD BUSINESS – Nothing has been heard from the Condon issue although signs for the Ludwig Road (No Jakebrake, speed limit, etc.) as required by the C.U.P. have been put up.

ITEM #5 – NEW BUSINESS – a.) First Selectman, Dale Hinote, is here to discuss the review of the RSU2 contract. He explained that at our town meeting in June, it was voted to form a committee to do a review of the contract. He is here to ask for a PB member who would be willing to be on the committee. Other members will be from the Budget Review, RSU, School Board, a Citizen-at-Large and a Select Board member (of which Mr. Hinote will represent that board). He went on to explain that the purpose of this committee will be to see if it is still feasible for us to continue in the RSU2. There would then be the committee to look at different options. It all depends on how the financial status is with them. Mr. Hinote said that we want to look at this to see if our educational needs are being met and if they are being met financially. It may turn out that we are better to stay, but we need to know if we would be better off to find other alternatives. We would then need to form another committee to see what our best options are for our town both educationally and financially.

Peter asked Mr. Hinote if any of the other RSU2 towns have tried this. Mr. Hinote said that the Town of Monmouth had tried, but they didn't have all the information needed *to follow through at the time.*

Jeff said he would volunteer to be the primary PB member, Dan said he will be an

alternate. All meetings will be open to the public.

Mr. Hinote thanked everyone and said he appreciates all those who take the time to be members of boards and committees. Their involvement is a great asset to the community.

b.) Stacy Barnes is here because she is interested in filling any vacancies on the PB. As a long-time resident and a realtor, she wants to get involved with town issues and feels the PB is an important part of what community service is. She wanted to sit in on a meeting to see how things proceed and to meet the members. It is great that she is wanting to join as we do have a member who will be leaving us in October, so, if approved by the Selectmen, she will be a nice addition to the group.

ITEM #6 – OTHER BUSINESS – a.) There is a camper located just off the Indian Rd/River Rd area where the old road used to be. It has been there most of the summer and it has been noticed that some small construction work has been done. As there hasn't been any information or requests for permits as yet, Jeff said he would ask the CEO to check it out.

b.) Linda asked if we should vote on the minutes now that we've had a quorum? Jeff said it would be a good idea. She then made a motion to accept; Dan seconded. Motion carried unanimously by a show of hands.

ITEM #7 – ADJOURNMENT - Linda made a motion to adjourn; Peter second. So voted at 8:05 p.m.

Respectfully submitted,
Shari Lilly (recording secretary)