

Dresden Planning Board
P. O. Box 30
Dresden, Maine 04342
Meeting minutes for Monday, January 18, 2021

Present - Jeff Pierce (Chairman), Peter Elvin, Jay Cummings, Patty Stewart, Steve Stone and Dan Hanley (Vice Chairman).

Russell Peckham was absent.

Others present – Curtis Jirsa (applicant), Michael Stewart (applicant), Dan Stewart (resident) and Shari Lilly (recording secretary) .

NOTE: As per order of the Governor due to the CoVid-19 pandemic, the social distancing restrictions and face covering guidelines have been applied and enforced.

Jeff opened the meeting at 6:30 p.m. The Pledge of Allegiance was then recited.

ITEM #1 – Review minutes of December 07, 2020 – Motion to accept by Dan; Steve seconded; motion passed by show of hands of those present and voting.

ITEM #2 – Application Review – Curtis Jirsa – Proposed greenhouse for growing of Maine Herbs – Mr. Jirsa has provided his project packet in which he plans to construct a 18' x 24' heated greenhouse to grow his herbs year-around. It will be able to hold up under loads of snow and last for a considerable length of time. He will have natural plants. He wants to sell seedlings of vegetables and herbs to farmers. It will be a small operation which would primarily be delivering the plants, but he would also like to be able to have some commerce on site. Jeff asked if he would be expecting a lot of commerce. Mr. Jirsa replied that he would not; noting that the property is only about two (2) acres. He would also like to have a garden along with the greenhouse. Steve, in referencing licenses and requirements, asked at what point does it require him to get a retail license. Jeff said he isn't sure about that. Most farm stands are not required, but Steve isn't sure what the requirements would put him into the retail license. Jeff said it could be posed to the CEO. He would have to get a business license if it is a home business. This isn't a 'showstopper' but he wanted to bring this up. Jeff mentioned that a previous farm stand owner only had to certify that his scales were accurate for weighing. Jeff then went on to ask the members if they feel it needs a site review. They all agreed that his plans are very clear and Mr. Jirsa did a very nice job on his plan. Jeff said the Board can send this project to the CEO for processing as a 'home business'. With that, Steve made a motion to accept the application as complete as a 'home business'. Dan seconded the motion which was so voted by all those present and voting. Jeff will notify the CEO. They wish Mr. Jirsa all the best with his business.

ITEM #3 – Michael Stewart – Map R-07, Lot 40.1 – 151 Popp's Road –

Proposed Outdoor Cultivation of Medical Marijuana – The Board complimented him on the very nice packet he provided. Mr. Stewart then introduced himself to the Board stating that he is a certified care giver. He wants to grow medical marijuana in a 40' x 40' enclosed area which would have security cameras and surrounding 8' stockade fence which would be accessible by him only. Steve told the Board that he has been to the area at the Popp's farmhouse in the area where there was once cranberry growth. Mr. Stewart noted that he does have a lease agreement for the area and has paid his application fee. Jeff made a motion that this is a completed package. This project would be considered a 'Minor Project'. Dan seconded the motion. There will be a site review on Sunday, January 31 at 9 a.m. at the property location. The application review/public hearing will be held on Monday, February 01 at our regular 6:30 p.m. meeting. Notices will be sent out to the abutters and public postings will be done. NO C.U.P. will be done until the fence has been installed. Patty asked if he has to invest in the fence if there is the possibility he may not get approved. Jeff said he would not have to unless he does get approved, but he wouldn't get the CUP until it is done. Members mentioned that we will probably get more of these applications. Something to think about. Mr. Stewart said he will be ready for the site review as scheduled.

ITEM #4 - Old Business – a.) Jeff reported that the CEO has said Mr. Davis has completed the phase 1 of the Solar Ridge Subdivision on Calls' Hill Road. He has four lots that have been completed and are approved for selling.

b.) Calista Vista – They still have not done the requirements they had agreed upon at the last meeting with the Board. There has been no contact from any of the owners. It would now mean they will be required to either do a fire pond or a cistern for whoever owns it. Dan asked if the taxes have been paid. Jeff said nothing has been taken care of, including the back taxes. They don't seem to want to show good faith with all that we have tried to work with them on. Steve said that, taking all of this into consideration, perhaps we should have the CEO check things out to see if there are any noticeable changes. Patty explained that the realtor would be the person that needs to have all the information regarding the no-permit condition that is applied to these lots if any of the lots are sold. All members agree that it does need to be addressed.

ITEM #5 – New Business – Jeff notified the members that due to personal reasons, Russell Peckham has turned in his resignation at this time. Jeff does have a couple of people in town who are interested, so he will contact them for an interview.

ITEM #6 – Other Business – Members remarked that they are sure we will have more applications for leasing of property for the use of 'marijuana'. Jeff also reminded everyone that Dresden does still have a moratorium on it.

b.) Steve thought you had to have a CEO certify the electrical in a structure. Jeff

said we are not into the MUBEC; our ordinances are from previous years prior to that. Don't need occupancy permits or ECO certified in electrical. Only certification is for plumbing. Jeff wants all members to go through the ordinances and see if any of them should be changed or removed. Then we will present it to the Select Board to see if they want to propose the changes to the residents at a town meeting for a vote. They need to go through both the PB and the Select Board. If the Select Board says no they won't put it on the town warrant, it would need to have someone initiate a petition with the proper number of signatures to get it on the warrant. If both Boards don't want it, they will not be put on the warrant. Jeff said if anyone wants to look at a couple of the ordinances then we can discuss them. Peter asked what MUBEC is. Jeff said it is building codes pretty much the same as what used to be called BOCA.

c.) Dan asked if Mr. Meehan ever got his business permit. Jeff said he did finally get it. It took some time due to back taxes that needed to be paid on the property. Not sure if the former owner (Roger Bintliff) paid them or not, but he is the owner of record.

ITEM #7 - Adjournment – Dan motioned; Steve seconded. So voted at 7:30 p.m.

Respectfully submitted,
Shari Lilly (Recording Secretary)