



- The license person, Tim Dowd, passed, new owner should have had Planning Board approval for Site Plan. Ordinance indicates license is not transferrable to new owner.
- Hence lack of two permits make the second floor operation non-compliant to Town Ordinances
- ODonnell operation on 3<sup>rd</sup> floor will be limited to 937 sf. Requirement for Marijuana Business License applies for operations over 1000 sf. Hence prohibition of new marijuana business in Ordinance not applicable.
- A portion of the third floor will be used. Operation to be enclosed by interior walls to be constructed. Access to third floor is an elevator and internal stairway.
- Ray Breton wanted safeguards to prevent fire from entering the Olde Mill Building from a corridor which connects the two buildings.
- Vassalboro Fire Chief Walker Thompson indicated that fire warning safeguards such as an alarm system and a knox box are needed, due to two fires which have occurred in marijuana grow buildings in Vassalboro recently.

SECTION VII. SITE PLAN CONTENT - Minor A. The Final Plan shall be drawn to scale of not less than one (1") inch equals (50') feet, and shall contain the following:

1. Name and address of owner and applicant.

Yes

2. Scale and north arrow.

Yes

3. Location, dimensions, and acreage of parcel to be built upon.

Yes. No construction. Plan of 3<sup>rd</sup> floor presented.

4. Existing contours at intervals of not more than ten (10') feet and proposed contours at intervals of not more than five (5') feet. The Board may waive this requirement or require closer contour intervals depending on the nature of the project.

Waived. Proposal within building only relevant

5. The size, shape, and location of existing and proposed buildings.

Aerial view (GIS) included by CEO.

6. The location and dimensions of existing and proposed parking areas, loading and unloading facilities, and points of ingress and egress of vehicles to and from the site to public streets.

Parking to north of building , aerial view.

7. Location of all existing and proposed easements and rights-of-way.

Yes

8. Location and dimension existing and proposed of pedestrian access ways.

Yes

9. Location and size of existing and proposed water and sewer mains, culverts, and storm drains.

Town sewer and water

10. Location of existing and proposed outdoor lighting.

None

11. Location of natural features such as watercourses, marshes, rock out-cropping, and stands of trees.

Aerial view

12. Landscape plan showing location and type of existing and proposed plantings and screenings.

Yes

13. Location and size of existing and proposed signs and advertising features.

No signs proposed

14. Any other provisions contained in the Town of Vassalboro's Subdivision Regulations or Shoreland Zoning Ordinance, whenever applicable.

In Shoreland Zone. Limited Residential / Commercial District. Commercial Uses allowed.

15. Due to the nature of the project, the Planning Board may require one or more additional plan contents as specified in the "Site Plan Content – Major", Section VIII.

16. For projects located wholly or partially within the Wellhead Protection Area of the East Vassalboro Water Company as mapped by the Maine Drinking & Water Program, a written statement obtained from the East Vassalboro Water Company indicating that the proposed project will not negatively impact their essential operations.

Not within Wellhead Protection Zone.

Vote on Completeness

Motion by:	Doug Phillips	Seconded by:	John Phillips	<input checked="" type="checkbox"/> Approved 5-0
				<input type="checkbox"/> Denied

If incomplete list issues:

B. A narrative, with supporting data, shall be required to address the environmental suitability of the chosen site to support the proposed development. This may require the use of appropriate qualified profession(s). This narrative shall address the standards as listed in Section I

Standard 1	The provisions for vehicular loading and unloading and parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets and ways will create no hazards to safety. <b>Findings: Not generating traffic. Delivers marijuana himself.</b>			
	<input type="checkbox"/> Met;	Motion by:DP	Seconded by:MS	<input checked="" type="checkbox"/> Approved; 5-0
Standard 2	The location or height of proposed structures and the proposed uses thereof will not be detrimental to other public or private development in the neighborhood. <b>Findings: No new construction proposed other than interior.</b>			
	<input type="checkbox"/> Met;	Motion by:JP	Seconded by:DP	<input checked="" type="checkbox"/> Approved; 5-0
Standard 3	The provision for on-site landscaping provides adequate protection to neighboring properties from detrimental features of the development.			
	<input checked="" type="checkbox"/> Met;	Motion by:MS	Seconded by:DP	<input checked="" type="checkbox"/> Approved; 5-0
Standard 4	The proposed use will not impose undue burdens so as to exceed the capacity of the sewers, sanitary and storm drains, water, solid waste, fire protection, or other public facilities. <b>Findings Fire Chief wants fire safeguards due to recent fires in Marijuana grow buildings and lack of access and early notification to burning buildings. Conditioned to installing a fire alarm system with outside notification; installing a knock box for entry keys to be issued to the fire department; motion detectors, and providing a tour of the operation to the fire department.</b>			
	<input type="checkbox"/> Met;	Motion by:MS	Seconded by:DP	<input checked="" type="checkbox"/> Approved; 5-0
Standard 5	The Site Plan provides sufficient information to show that storm water will be adequately drained from the site with no adverse impact on other property or publicly-owned drainage systems. <b>Findings: Drainage will not change</b>			
	<input type="checkbox"/> Met;	Motion by: DP	Seconded by: MS	<input checked="" type="checkbox"/> Approved; 5-0
Standard 6	Soil erosion and all other adverse impacts on the soil ground water and surface water shall be prevented. Ground water shall not be adversely impacted in quality or quantity. <b>Findings No external construction proposed</b>			
	<input type="checkbox"/> Met;	Motion by: DP	Seconded by:MS	<input checked="" type="checkbox"/> Approved; 5-0
Standard 7	The provisions for exterior lighting do not create hazards to motorists traveling on adjacent public streets and are adequate for the safety of occupants or users of the			

	site and such provisions will not damage the value and diminish the usability of adjacent properties. <b>Findings No external lighting</b>			
	<input type="checkbox"/> _x_ Met	Motion by: MS	Seconded by: JP	<input checked="" type="checkbox"/> _x Approved; 5-0
Standard 8	An applicant for Site Plan approval has provided evidence of his financial capability to complete the development as planned. <b>Findings Financial statement provided</b>			
	<input type="checkbox"/> _x Met	Motion by: DP	Seconded by: JP	<input checked="" type="checkbox"/> _x Approved 5-0
Standard 9	The proposed development will not create safety hazards and will provide adequate access for emergency vehicles to the site, and to all buildings on the site. <b>Findings Fire Dept requested tour of site.</b>			
	<input type="checkbox"/> _x_ Met	Motion by: DP	Seconded by: MS	<input checked="" type="checkbox"/> _x Approved 5-0
Standard 10	The proposed development will not adversely affect the use and enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, glare, or other cause. <b>Findings Odor potential issue. Conditioned to installing odor mitigation system</b>			
	<input type="checkbox"/> _x_ Met	Motion by: MS	Seconded by: DP	<input checked="" type="checkbox"/> _x Approved; 5-0

#### Project Approval

Motion to: Conditionally Approve	Motion by: DP	Seconded By: MS	<input checked="" type="checkbox"/> _x Approved 5-0
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- Conditions
1. Install a Knox box with entry keys for the fire Dept.
  2. Install a fire alarm system with outside notification
  3. Install motion detection system
  4. Conduct tour of operation for Fire Dept. prior to start up.

#### Solar Ordinance Discussion

- How should wetlands be done? Paula Fitzgerald of Novel Energy, indicated DEP requires wetland mapping and mapping of protected Natural Resources (PNR) for permitting.
- Restricting buffer to setback area is necessary and Paula indicated they often do not lease this as part of developed area.
- Do not assign financial responsibility to CEO.
- Decommissioning plans are submitted to DEP which can also be provided to the Town.
- DEP will not act on a permit until it receives Town approval.

#### CEO Report

It was decided that the start time for Planning Board Meetings will be 6:30 PM starting with the January 3, 2023 meeting.

Adjourn 9:40 PM

Respectfully submitted

Paul Mitnik

Interim CEO, LPI. BI

