

**Fryeburg Planning Board Meeting
October 22, 2019 – Town Office**

Members in Attendance: Patrick Emery, Ed Price, Tom Rebmann

The meeting was called to order at 6:00. It was determined that there was a quorum.

Approval of Minutes: Price made a motion to approve the final revised meeting minutes. This was seconded by Rebmann and passed unanimously.

Application for Land Use Authorization Revision After Approval – Old Saco Inn Events Barn & Restaurant: Jon Hendrickson was present as the applicant and explained the request to utilize the previously approved and now constructed wedding/events barn as a restaurant. The goal is to open the building to the public and allow for greater restaurant seating than the current restaurant and to allow both events to take place on the property as well as restaurant service to the general public.

There was discussion and clarification about the 2 restaurants. Ultimately it was determined that only one of the restaurants (Inn or Barn) would be open to the general public at a time. If both are operating, it will be because there is a private event at one of the facilities.

It will be the same hours of operation as the current restaurant at the inn. The use of the barn as a restaurant will open once health inspection is completed and once the Town approves the liquor license. Price questioned the amount of seats and there is 258. Price also questioned whether it was built to the previously submitted plans; Hendrickson confirmed that it was actually built with more features such as a full sprinkler system and ADA compliant walkways.

Emery completed a review of the applicable ordinance sections and performance standards by reading the review memo submitted by the CEO. Price questions the CEO about the requirements of Section 17.S related to the seating and standing capacity. She replied that the seating capacity of the building was already set by the State Fire Marshall Office and thought that it was listed on one of the submitted plans (it wasn't). The septic system sizing also regulates the seating capacity of the restaurant. There was a conservation about this.

Hendrickson spoke about the fire suppression system which includes halon in the kitchen and 16,000 gallon cisterns for the sprinklers systems, which has been tested and approved.

Price made a motion to approve the application for the proposed expansion with the conditions that the maximum seating capacity be 258 and that all previous conditions of approval be met, including the requirement that copies of all licenses and permits be submitted to the CEO upon receipt. This motion was seconded by Rebmann and passed unanimously.

Public Forum: Robin Ferigno, owner of Great Atlantic Puffin Company, asked the Board if they would explore the option of allowing recreational marijuana retail sales. He states that nothing would change from what is now happening except that people would not need their medical marijuana cards to purchase product. He is supportive of seeing limits in store numbers and signage regulations; he believes that there is a correct way to allow this. A discussion followed; it was determined that the current ordinance would need to be revised to allow retail sales and this is something the Board would look at during the rezoning process. Rebmann is in favor of revising the ordinance to allow such use.

Charlie Buterbaugh introduced himself. He submitted an application to serve on the Planning Board which will be voted on at the upcoming Select Board meeting.

CEO Report: The CEO presented a spreadsheet of permits issued and violation notices sent and answered specific questions. Price made a motion to accept the report, which was seconded by Rebmann and passed unanimously.

Other Business: The next meeting will be November 26th. The December meeting will be on December 17th.

Price made a motion to adjourn which was seconded by Rebmann and passed unanimously. The meeting adjourned at 6:32 p.m.

A workshop followed related to rezoning.