

Fryeburg Planning Board Meeting
August 25, 2020 – David & Doris Hastings Community Center& Zoom

Members in attendance: Patrick Emery, Ed Price, Charlie Buterbaugh, Tom Rebmann, Edy Kizaki

Emery called the meeting to order at 6:01 pm. It was determined that there was a quorum.

Approval of July 27th Minutes: Price made a motion to approve the minutes, 2nd by Buterbaugh, this passed unanimously 5-0.

Public Hearing for CMP opened @ 6:05pm: James Morin gave a brief description of the installation and upgrade of the proposed substation. Wu En gave a description on the stages of the project and a basic starting time frame.

Public comments and questions:

Whether or not this could increase customer's electric bill monthly- Morin stated that it would increase a very minimal amount and the cost increase is not funded by Fryeburg residents solely and it would be shared across the state.

Would the new substation be louder than the current substation- En stated that there would not be any increase noise levels.

Would the screening trees be maintained and look appealing- Morin stated that they will take every step in making the project as visually appealing as possible.

Public hearing was closed @ 6:17pm

Price made a motion to approve the application with the following conditions- Discuss culvert size with Maine DOT and update plan reflecting the correct size to be installed & maintain spruce screening trees for the duration of the project. 2nd by Rebmann, this passed unanimously 5-0

Public Hearing for Philip Jacobs opened @ 6:30pm: Philip Jacobs of Earth & Fire gave a brief description of his plans to build a greenhouse for the purposes of adult use marijuana cultivation. He said that he will be installing a greenhouse that will be used from March until October for the growing season and utilize his garage in the off season to keep and maintain his plant genetics. The application is for a Tier 2 license, which allows to have up to 2000 sf of marijuana cultivation. The product will only be sold wholesale to various businesses.

Public comments and questions:

Barbara Anderson had questions as to whether or not a business is allowed in Chautauqua Hills- Jacobs stated that there are other businesses on the road and that there is no association.

Scott Gregory questioned the imposed risk of people looking to break into the greenhouse and possibly break into nearby homes as opportunity presents its self.

Other residents' Concerns:

The lack of water pressure on the road and how Jacobs increase in water usage would affect their water pressure- Jacobs stated that his irrigation system is a very efficient drip irrigation process.

Increased traffic and safety of children on Chautauqua Rd.-Jacobs stated that there would not be any increase in traffic due to it's a wholesale business and will not conduct sales from the property.

Smell of marijuana concerns- Jacobs stated that there will be carbon scrubbers for odor mitigation.

There was much more discussions and side conversations that could not be recorded.

Public hearing was closed @ 7:42pm-

Price asked the CEO if he heard back from MMA legal services and the CEO stated that he had not heard from them after 2 attempts.

CEO stated that in training that the Planning Board cannot make decisions concerning other covenants in town and that they can only vote and make decisions on the town ordinance.

Price made a motion to table the discussion until the town has heard back from MMA legal services or from the town attorney and make a decision at the September 22nd Planning Board meeting. 2nd by Emery, after discussion it passed unanimously 5-0.

Continuation review Application for Paradigm Brands, LLC: Thomas Yerrick of Paradigm labs gave a brief description of his plans of setting up and running an extraction lab located on the Four Seasons site. The lab is called a C1D1 and consists of 3 shipping containers connected together creating an area of 24' x 40'

Price asked about an operating plan and a description of the process- Yerrick gave a description of the procedures.

Price asked about the odor mitigation- Yerrick stated that this is a very sophisticated lab and that will not produce any odors outside of the lab.

Price asked about bathroom accommodations- Yerrick stated they would use the bathroom in the Four Seasons building.

Price asked how much product they will process in a day- Yerrick stated that they will process 40-60lb per day.

Price asked about lab placement in proximity of existing septic system- Yerrick stated that they changed location of building to accommodate existing leach field and will sit further from the road as originally shown.

Yerrick told the board that he would like their input and opinion on roof style and color of building.

Price made a motion to accept the application as complete with the following conditions- Provide birds eye view of the current building and septic layout with the proposed lab & Operating procedure in a step by step procedure. 2nd by Kizaki, this passed unanimously 5-0.

Price made a motion to hold a public hearing on September 22nd. 2nd by Emery, this passed unanimously 5-0.

Public Comment: None

Other Business: Jeffery Wilson representing Adam Martinese in regards to changing Land Use Ordinance for Adult Use Marijuana, gave a brief description of the proposed ordinance. Wilson wanted to get the planning boards input on changing the ordinance to allow store front retail sales.

Price stated that with the time restraints that he cannot see this making it on the November ballot but should have time to get it on the June town meeting.

Mr. Martinese stated that he wanted to work with the town and do it correctly.

CEO Report: Price made a motion to accept the CEO report, 2nd by Buterbaugh. This passed unanimously 5-0.

Meeting Adjourn: Price made a motion to adjourn 9pm, 2nd by Kizaki. This passed unanimously 5-0.

