**Fryeburg Planning Board**

**January Meeting Minutes**

**January 26, 2021 – David and Doris Hastings Community Center**

**Members in Attendance:** Patrick Emery, Ed Price, Charlie Buterbaugh, Tom Rebmann, Edy Kizaki (via zoom)

**Call to Order:** Emery called the meeting to order at 6:01 p.m. It was determined that there was a quorum.

**Approval of November Minutes:** Price made a motion to approve the December minutes. Rebmann second. Approved by unanimous vote.

**Planning Board Review for Nouria Energy (501 Main Street) opened at 6:02 p.m.**

Frank Monteiro, of Greenman-Pedersen, Inc. (Salem, NH) presented on behalf of Nouria Energy.

Mr. Monteiro provided an overview of the proposed improvements, which are intended to improve the safety, aesthetics, and operability of the property without changing the footprint of the existing building. Specifically, the building façade will be painted beige with white trim. The front face of the building will be opened up with more glass. A new ADA-compliant sidewalk will be provided. A new egress door will be provided in the rear. Two new ADA-compliant bathrooms will be installed. New coolers will be installed. A take-out food service (Amato’s) will be located in the building. The propane and ice containers will be moved to the side of the building. The air tower will be moved to the corner of lot, away from the front door. The look of the dumpster area will be improved by providing an enclosure using chain-link security fence. New ADA-compliant parking space will be provided adjacent to the building. A total of 14 spaces will be provided, which is two more than current. New security lighting will be provided near dumpster, air tower, at back door, and along outside of building. Price asked if the lights are always on. Applicant: yes. Buterbaugh expressed concern about lights disturbing neighbors. The applicant noted that the lights are directional and not likely to spill over lot lines, and furthermore, there are trees along the lot line that will provide screening. Price asked if store will be open during renovation. Applicant: No, although gas pumps may stay open. Price asked about upgrades to the septic system. Applicant explained that a new grease trap will be installed, as well as an expanded leach field. Applicant also stated that a new water service will be installed from Main Street, noting that the existing water service passes under the leach field (!). Rebmann asked why the air tower was blocked by parking. Applicant noted that no other feasible locations exist, and the new location is safer for pedestrians than the existing location. Buterbaugh asked if a darker color paint would make the building less imposing. The applicant noted that typically designers use lighter colors for that purpose. The applicant also noted that the proposed awning and trellis over the door provide new visual interest. Rebmann asked if there would be a new roof. Applicant: No. Buterbaugh asked if the façade could be made more rustic or perhaps utilize timbers or similar. Applicant agreed to discuss with the architect. Price made a motion to hold a public hearing. Seconded by Rebmann. Discussion: Price noted his only concern was the proposed lighting out back, but he did not think a public hearing is necessary. Rebmann agreed with Price. Board voted unanimously that a public hearing would not be required. Price asked if the signs were illuminated. Applicant: Yes, but only during store hours. Price motioned to approve application with the following conditions: 1) motion sensor light in rear; 2) applicant will present ideas to make façade more rustic and possibly change proposed exterior finish if requested by the Board prior to obtaining a building permit. Buterbaugh seconded. No discussion. Board voted unanimously to approve.

**Planning Board Review for CBW Labs (285 Main Street) opened at 6:56 p.m.**

Dan Tepe presented for CBW Labs. Tepe noted that the location was at one time hemp processing for CBD products and CBD retail only. Recently, they received approval and began processing medical marijuana, as well, for sale to wholesale caregivers. The current proposal is to add retail sale of the medical marijuana products manufactured on site. Initially, this will be in the current space, however, eventually the adjacent suite will be rented and the retail operations (both medical marijuana and CBD) will move into that space, thereby separating retail space from lab space. Price asked if state law prohibits CBD to be sold in the same premises as medical marijuana. Applicant: No. Price wondered if they were to be separated in the store. Applicant: Yes, they plan to do so because medical marijuana users cannot use a credit card and CBD users can. Furthermore, medical marijuana customers must show their card, whereas, that is not necessary for CBD purchases. Price motioned to deem the application complete. Buterbaugh seconded. The board voted unanimously in favor. Price motioned to have a public hearing. Rebmann seconded. Board voted unanimously to have a public hearing. The hearing will be on February 23, 2021.

**Public Forum**

No comments.

**Other Business**

Emery noted that the next Planning Board meeting is scheduled for February 23, 2021.

Buterbaugh noted that the conditions at the (former?) Mobil Station are a problem. Katie Haley, Town Manager, stated that she has already sent a letter to the landowner and received a preliminary reply.

**CEO’s Monthly Report**

A motion was made by Price to accept the report, which was seconded by Rebmann. Board voted unanimously to approve.

**Meeting Adjourn**

A motion was made to adjourn by Emery. Seconded by Buterbaugh. Board voted unanimously to adjourn at 7:42 p.m.