**Fryeburg Planning Board Meeting Minutes**

**David and Doris Hastings Community Center**

**February 15, 2022**

**Members in Attendance**

Patrick Emery, Tom Rebmann, Eli Goodwin, Edy Kizaki

**Public Hearing: Application for Amended Land Use Authorization – Activitas, Inc. (Fryeburg Academy)**

The hearing was called to order by Mr. Emery at 6:00 p.m. No members of the public offered comments on the proposal. The hearing was closed at 6:01 p.m.

**Call to Order**

The regular monthly meeting was called to order by Mr. Emery at 6:02 p.m. It was determined that there was a quorum.

**Review of Application for Amendment to Land Use Authorization – Activitas, Inc. (Fryeburg Academy)**

Mr. Ben Gleason, of Activitas, Inc. described the proposed renovations to the Fryeburg Academy Track and Field facility, which include a new synthetic turf field, rubberized track surface in the “D” areas, a new grandstand and press box, and lighting for night events.

Ms. Kizaki expressed a concern that the applicant should consult with the local Fire Chief. Mr. Gleason noted that the proposed grandstand and related plans are subject to State Fire Marshal’s Office review.

Mr. Emery reviewed the project’s compliance with the Performance Standards in Section 16 of the Town of Fryeburg Land Use Ordinance.

Mr. Rebmann made a motion to approve the application, with the following conditions: Amended Site Location of Development Act Permit is submitted to the Code Enforcement Officer (CEO), State Fire Marshal’s Office approval is submitted to the CEO, the Town of Fryeburg is consulted and approves provisions for emergency vehicle and first-responder access, the final, storm water report and calculations, approved by the Department of Environmental Protection is submitted to the CEO. The motion was seconded by Mr. Goodwin. Vote: 4-0 (all in favor).

**Review of Application for Land Use Authorization – Cured, LLC**

Mr. Thomas Fuller, of Cured, LLC, described the proposed project, which will mark the beginning of a transition from medical use marijuana to adult-use (recreational) marijuana. Cured, LLC is already approved to manufacture marijuana products for sale to medical marijuana patients. The project will allow Cured, LLC to also provide its products to adult-use marijuana dispensaries as a whole-sale product. No changes will occur in operations, except that more heavily regulated packaging and tracking will be required to comply with Maine state laws.

Ms. Kizaki asked about hours of operation and distribution traffic. Mr. Fuller noted the hours will not change (11 am to 7 pm) and product distribution is typically in personal vehicles (no trucks). Mr. Goodwin asked about the security of wholesale transactions. Mr. Fuller explained that the adult-use (recreational) market is very tightly regulated.

Mr. Rebmann made a motion to find the application complete. The motion was seconded by Ms. Kizaki. Vote: 4-0 (all in favor).

Mr. Rebmann made a motion to waive a public hearing. The motion was seconded by Ms. Kizaki. Vote: 4-0 (all in favor).

Mr. Emery reviewed the project’s compliance with the Performance Standards in Section 16 of the Town of Fryeburg Land Use Ordinance.

Mr. Emery made a motion to approve the application. The motion was seconded by Ms. Kizaki. Vote: 4-0 (all in favor).

**Public Forum**

No members of the public were present.

**Review and Approve the January 25, 2022 Planning Board Meeting Minutes**

Mr. Rebmann made a motion to accept the minutes. Ms. Kizaki seconded the motion. Vote: 4-0 (all in favor).

**Other Business**

The Board discussed proposed amendments to the Land Use Ordinance. Mr. Goodwin made a motion to send the proposed changes to the Land Use Ordinance Section 16.D and Section 24 to the Select Board to be included in the Warrant Articles for the 2022 Regular Town Meeting. The motion was seconded by Ms. Kizaki. Vote: 4-0 (all in favor).

The next regular Planning Board meeting will be March 29, 2022.

**Adjourn**

Mr. Emery made a motion to adjourn. Seconded by all. Vote: 4-0, all in favor.

Meeting adjourned at 8:50 p.m.