**Fryeburg Planning Board**

**July Meeting Minutes**

**July 26, 2022 – David and Doris Hastings Community Center**

**Members in Attendance**

Edi Kizaki, Eli Goodwin, Patrick Emery, Stephen Chase, Tom Rebmann

**Call to Order**

The regular monthly meeting was called to order by Mr. Emery at 6:00 p.m. It was determined that there was a quorum.

**Review and Approve the Approval of June 28st Meeting Minutes**

Mr. Emery made a motion to table minutes until next Planning Board meeting set for August. 23rd, 2022. Mr. Chase seconded the motion.

Vote: 4-0 (all in favor).

**Review and Approve Application for Land Use Authorization for Land Use Authorization for Above All Greenery for Medical Marijuana Retail Store.**

Mr. Alex Andolina is AAG’s sales, marketing and compliance manager; gave a brief overview of the proposed retail store.

Mr. Emery opened questions to the Public.

Nora Schwarz read the Public Hearing notice and asked for clarification if Above All Greenery was a wholesale distributor.

Mr. Andolina responded they were only seeking to serve medical patients.

Discussion was made between Mr. Rebmann and Mr. Goodwin about Mountain Division Trail being a transit park, not a public park. As it related to the 1000’ setback requirement from public parks.

Mr. Emery made a motion to approve the application, second by Mr. Chase. All in favor (5-0).

**Review Application for Land Use Authorization for B&L Oil and Propane (a division of Lake Region Energy, LLC).**

Mr. Patrick J. Coughlin Senior Manager; he explained proposal and responded to questions about operation and process to expand their existing bulk oil storage facility.

Mr. Emery made a motion to accept application as completed. Mr. Rebmann seconded the motion.

There was discussion about the need for a public hearing. Mr. Emery made a motion to hold a public hearing. Ms. Kizaki seconded the motion. Vote: 0-4-1 (Ms. Kizaki abstain from voting) (Failed)

Planning Board proposed three conditions:

1. Operating Lights - to be on during business hours
2. Existing Signage Lights - to be reposition downward
3. Buffer on back side of property – no further removal of vegetation beyond limit of development. Buffering shall be kept in accordance with Grading, Erosion Control & Utility Plan C-102.

Mr. Emery made a motion to approve application with the conditions. Mr. Chase seconded the motion.

Vote: 5-0 (all in favor).

**Review Application for Land Use Authorization for Rooted in Culture.** Mr. Ian Keaney; he explained proposal and responded to questions about marijuana operations. Since proposed location falls within the 1000’ of the recreational department, the Planning Board. After extended conversation of concerns, decided that a setback wavier was not appropriate.

Mr. Keaney withdrew said application.

**Discussion on Solar Moratorium**

Katie Haley stated a Special Town meeting will take place on August 11th, 2022 to discuss solar moratorium and recommended reviewing other solar ordinances.

**Public Forum**

There was discussion on the solar moratorium and status of scheduling a town meeting vote.

There was discussion about procedures and making the public aware of meeting process.

**The next Planning Board meeting will be on August 23th (same time and location).**

Mr. Emery made a motion to adjourn. Mr. Chase seconded the motion. Vote: 5-0 (All in favor).

**Adjourn at 8:40 p.m.**