

**BRIDGTON PLANNING BOARD  
MEETING**

**Downstairs Meeting Room**

**March 24, 2015  
7:00p.m.**

The Bridgton Planning Board was called to order at 7:00p.m. by Steve Collins, Chair. Those in attendance were: Steve Collins, Chair; Fred Packard, Vice Chair; Dee Miller; Michael Figoli; Phyllis Roth, Alternate.

Absent were: Brian Thomas; Alternate position vacant.

**The Pledge of Allegiance**

**Appoint Alternate(s) to vote in place of any absent regular member(s), if necessary -**

Steve appointed Phyllis Roth, Alternate, to act in the capacity of a regular member.

**PUBLIC HEARING**

A. Ordinance Revisions

1. Tower Ordinance

Steve reviewed the proposed changes for the record.

2. Site Plan Review Ordinance

Steve reviewed the proposed changes for the record.

Robert Howe, Citizen, said can the Town refuse to accept a Marijuana Dispensary? Rob Baker, Code Enforcement Officer, the whole Ordinance would need to be denied. Steve said if it meets the requirements of the Site Plan Review Ordinance then we do not have grounds to deny an application, however, the idea of adding stipulations in the Ordinance allow the Board to regulate the facilities. Mr. Howe said so the citizens cannot refuse a dispensary? Fred said I believe there is language in the State Law that states the Town does not have the right to do that. Katherine Pinkham, Chair for the Marijuana Ad Hoc Committee, said technically a Town cannot supersede State Law and it was passed by the State in 1999. Currently there are 8 medical marijuana dispensaries. The ad hoc committee was established to consider guidelines which we decided would be added to the Site Plan Review Ordinance to consider if a dispensary were to come to Bridgton. Phyllis said I was also on the Committee and the State has said that medical marijuana is legal so we cannot deny it. Dee said a facility such as this would more than likely be subject to a Public Hearing. There are also existing regulations that prevent a dispensary from operating within certain distances of a school. Steve said the Municipality may invoke stricter guidelines but we cannot prohibit one. Mrs. Howe said is there a list of physicians that have backed

this that are going to write prescriptions? Ms. Pinkham said there are many physicians that write certifications if the patient meets the requirements of State Law. Mrs. Howe said is there a list so taxpayers know who they are? Ms. Pinkham said you can google or contact the Maine Department of Health and Human Services for a list of physicians that are actively involved. Mrs. Howe said that means they have already been writing prescriptions? Ms. Pinkham said yes but it is very stringent process. Mrs. Howe said does that mean because they are writing prescriptions the hospitals are behind the use of medical marijuana? Ms. Pinkham said Dr. Sulack, advocate, is working with hospitals to allow people that have certificates the use of medical marijuana while they are in the hospital. Ms. Pinkham said Becky Dekeuster, Wellness Connection, is the owner of four out of the eight facilities that have been established in the state. Michael said the States web site is very easy to navigate and is extremely informative. Mrs. Howe said I cannot find a physician listed who can issue medical marijuana. Mr. Howe said our concern is drugs have had such a profound effect on this country that to me this is going to make it even easier to get drugs. Ms. Pinkham said it is not that easy to acquire and the committee worked very hard to make revisions that would protect the citizens for now and the foreseeable future. Mrs. Howe said how is this going to impact the Police Department? Ms. Pinkham said we did bring Chief Schofield in during the Committee's discussion and we considered his concerns when drafting the language for the Ordinance. There are other Towns that have Ordinances already in place and we took those into consideration when drafting the language. Fred said the Town of Bridgton is being proactive when most Towns are not doing anything.

### 3. Sign Ordinance

Steve reviewed the proposed changes for the record.

### 4. Subdivision Regulations

Steve reviewed the proposed changes for the record.

Michael said I am concerned with the requirements of a performance guarantee and long term maintenance of infrastructure within subdivisions. Work on the infrastructure can initially be done and then the subdivision may sit dormant for months and then the developer may go back in to do more work. I believe within the two year time-frame we could specify a time-frame for specific items to be completed Dee said these are regulations and we can continue to revise them accordingly. Steve said we can have this as a carry forward item to continue discuss.

### 5. Shoreland Zoning Ordinance

Steve reviewed the proposed changes for the record.

6. An Ordinance to Regulate the Establishment and Designation of Safe Zones  
Steve reviewed the proposed changes for the record.

Dee said the map does not reflect the revisions in the Ordinance. Ms. Fleck said I will make sure the map is revised to reflect the changes.

Steve closed the Public Hearing at 7:35p.m.

**Dee moved** to submit the **Tower Ordinance** with the proposed revisions to the Board of Selectmen for consideration of adding to the June 2015 Town Meeting warrant referendum. Fred 2<sup>nd</sup>. 5 Approve / 0 Oppose

**Fred moved** to submit the **Site Plan Review Ordinance** with the proposed revisions to the Board of Selectmen for consideration of adding to the June 2015 Town Meeting warrant referendum. Michael 2<sup>nd</sup>.  
5 Approve / 0 Oppose

**Michael moved** to submit the **Sign Ordinance** with the proposed revisions to the Board of Selectmen for consideration of adding to the June 2015 Town Meeting warrant referendum. Dee 2<sup>nd</sup>. 5 Approve / 0 Oppose

**Fred moved** to approve the **Subdivision Regulations** with the proposed revisions. Dee 2<sup>nd</sup>. 5 Approve / 0 Oppose

**Phyllis moved** to submit the **Shoreland Zoning Ordinance** with the proposed revisions to the Board of Selectmen for consideration of adding to the June 2015 Town Meeting warrant referendum. Fred 2<sup>nd</sup>.  
5 Approve / 0 Oppose

**Michael moved** to revise the map to reflect the Ordinance as discussed and submit the **Ordinance to Regulate the Establishment and Designation of Safe Zones** with the proposed revisions to the Board of Selectmen for consideration of adding to the June 2015 Town Meeting warrant referendum. Phyllis 2<sup>nd</sup>. 5 Approve / 0 Oppose

#### Topics for Discussion

Fred said I would like the Board to discuss revising the Planning Board charge to coincide what the Board is already doing regarding Ordinances new and revised. Ms. Fleck and Mr. Baker said it is not necessary to revise the Planning Board charge.

**Fred moved** to adjourn the meeting at 7:40p.m. Phyllis 2<sup>nd</sup>.  
5 Approve / 0 Oppose

Respectfully Submitted,

---

Georgiann M. Fleck, Deputy Town Manager  
Town of Bridgton