

**Parsonsfield Planning Board Meeting**  
**634 North Rd Parsonsfield, ME**  
**Tuesday, April 16<sup>th</sup>, 2019**  
Minutes

**In Attendance:** Justin Espinosa (Chair), Nate Stacey, Rick Sullivan, Andy Yale, Clifford Krolick, Brendan Adelman

**Absent:** None

**Also in attendance:** William Ryan, Ed Griggs, Lindsay Gagne

**Mr. Espinosa** Calls the meeting to order at 7:07 p.m.

**Review March 19<sup>th</sup> meeting minutes**

The planning board reviews the meeting minutes from March 19<sup>th</sup>, 2019.

**Mr. Espinosa** Motions to accept the minutes as they are

**Mr. Yale** Seconds the motion

The board votes all in favor of accepting the minutes.

**Review March 28<sup>th</sup> meeting minutes**

The planning board reviews the workshop meeting minutes from March 28<sup>th</sup>, 2019

**Mr. Espinosa** Motions to accept the minutes as they are

**Mr. Stacey** Seconds the motion

The board votes all in favor of accepting the minutes

**Review April 13<sup>th</sup> public information meeting minutes**

The planning board reviews the public information meeting minutes from April 13<sup>th</sup>, 2019

**Mr. Espinosa** States that a correction will need to be made at the end of the minutes where it says “Next meeting on April 16<sup>th</sup> at 6:00 pm” the correction will need to change 6:00p.m to 7:00p.m. He motions to accept these minutes with the correction added

**Mr. Stacey** Seconds the motion

The board votes all in favor of accepting the minutes with the correction added.

**Review marijuana articles and discussion topics/ finalize articles**

**Mr. Espinosa** Briefly reviews with the board members who were not present at the public information meeting that Article 7 had been scrapped from the articles and Articles 2 & 3 would both mirror the existing land use ordinance with retail stores in that there would be two lines separating retail stores less than 4,000 square feet and retail stores more than 4,000 square feet. He also mentions that the “PW” in the table is not for “public works” but for “public water protection”.

**Mr. Krolick** States anything with water protection should require a site plan review.

**Mr. Espinosa** Briefly reviews the remaining articles. Article 3 will mirror article 2 and there are no modifications to articles 4, 5 & 6.

**Mr. Adelman** Asks what is the board's process of handling grammatical errors that need to be changed in the articles if they were later found.

**Mr. Stacey** States with the public hearing they will be able to get more feedback on any issues or concerns.

**Mrs. Gagne** Explains this is outlined in the land use ordinance under a section titled "Amendment" that will identify the process of initiating and passing ordinance amendments.

**Mr. Espinosa** Explains he wanted to mention at the last meeting it was brought up that by the repetitive process in the ordinance means any proposed changes to an ordinance cannot be reconsidered for 2 years unless 4 out of 5 board members approve it.

**Mr. Adelman** States he agrees with the public hearing process and the board can also explain further how the vote works.

**Mr. Krolick** Suggests having a hand out for the public hearing that details the procedure and timeline.

**Mrs. Gagne** Will work on drafting a procedure and timeline.

**Mr. Yale** Asks why they are voting on separate articles where it seems to him they are mostly the same

**Mr. Stacey** States they had chosen to separate them if people may want to have retail stores in their zoning but maybe they wouldn't want manufacturing facilities, this would allow the town to vote on what specifically they would want.

**Mr. Yale** Asks about the fee schedule

**Mr. Espinosa** Explains after the board gets through the medical marijuana process they would move forward with recreational and adult use zoning where the fee schedule would apply to the adult use part.

**Mr. Yale** States his concerns how this may play out with enforcement and gives an example as maybe a store would open and the neighbors begin to have issues or concerns with it.

**Mr. Adelman** States the enforcement would come out of the ordinance but also with medical businesses they would already have obtained licenses and be regulated through the state.

**Mr. Espinosa** States there is a "good cause" clause in all the articles to allow the board to revoke something if there are issues, however that would apply to conditional use permits. He also explains other towns have passed in their ordinances "enforcement & penalties" where the city would issue a license and if there were issues with that facility, they would not be eligible to renew their license for the next year. This would also be licensed by the state where there would be scrutiny there as well.

**Mr. Adelman** States the CEO would be part of enforcing the town's ordinance

**Mr. Sullivan** Suggest keeping them as they are and continue to move forward with a town vote.

**Mr. Espinosa** Motions to accept the six articles as the final versions and to go forward with a public hearing and then put them up for a warrant article.

**Mr. Stacey** Seconds the motion

The board votes in favor by all regular board members to accept and finalize these articles that will be passed for a town vote.

The board discusses scheduling a public hearing date

**A public hearing is scheduled for  
Thursday May 9<sup>th</sup> at 7:00p.m**

**Other Business**

## **Watson Woods**

**Mr. Espinosa** Suggests to the board inviting Watson Woods to the next meeting.

**Mr. Yale** States someone has approached him about their concerns that the vernal pool on that property will only be visible until around mid-June and this may be important to consider what impacts there could be with that area. Mr. Yale asks if a site walk should be conducted sooner rather than later.

**Mr. Krolick** Suggests the board begin hiring their scientists for peer review.

**Mr. Espinosa** States the applicant needs to be present while they consider planning for this.

**Mr. Stacey** States the applicant would need to submit their final plan for the board to present materials for a peer review and this would also help determine who they would need to hire.

**Mr. Krolick** States this was outlined in the conditions that were approved and the town attorney advised it would be up to the board to seek legal, scientific review. He suggests the board contact the town attorney.

**Mr. Espinosa** Agrees to email the town attorney questions regarding peer review as well contacting Pinkham & Greer on an invitation to the next meeting. This way they can have an opportunity to discuss where the applicant is with their revised plan as well as discuss appropriate actions for peer review.

**Mr. Yale** States this doesn't address the concerns with the vernal pool.

**Mr. Sullivan** States the vernal pool is in an area that is no longer being developed and believes this would not be an issue now.

## **Upcoming Workshop**

**Mr. Espinosa** Reviews briefly the next workshop with the board will begin to work on drafting bylaws as well as a standard of procedure.

## **Marijuana Adult Use and Recreational**

**Mr. Espinosa** Suggests to the board discussing Marijuana adult and recreational use at the next scheduled meeting in June.

The board agrees this can be tabled for now until they get through the medical marijuana ordinance amendment.

## **Other**

**Mr. Stacey** Asks if the board could set up a distribution email list to contact all members

**Mrs. Gagne** Has agreed look into setting this up through the town clerk.

**Mr. Krolick** Announces the comprehensive plan committee is working on finalizing their survey and they hope to have a complete version available by early May. They will attempt to gather as much public input as possible through this process.

**Mr. Espinosa** Asks for any other comments. There are none. Mr. Espinosa motions to adjourn the meeting. The motion is seconded by Mr. Yale. All members are in favor of adjourning. Meeting adjourns at 8:14 p.m.

Draft completed by: Lindsay Gagne

Approved by board, Date: \_\_\_\_\_

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Planning Board Chair or acting Chair name  
& Signature