

**Parsonsfield Planning Board Meeting  
Tuesday, July 18, 2017  
Minutes (Final)**

**Planning Board Members in Attendance:**

Carl Nance, chair  
Todd Crooker  
William Ryan  
JP Espinosa, alternate  
Nate Stacey, alternate

**CEO David Bower in Attendance**

**Also in attendance:**

Dawn Barrett, Rodney Barrett, Jeff Wright, Tiffany Brendt

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Chairman Nance called the meeting to order at 7:05.

**June Minutes Reviewed and Approved**

The minutes from the June 20, 2017 meeting were reviewed and unanimously approved.

**Site Plan Review**

**Dawn Barrett, 20 Federal Road, Map U-4, Lot 4, Proposal to Open a Child Care Center**

The Planning Board held a Site Walk at 20 Federal Road on July 15. Mr. Espinosa stated it went well and the Planning Board had no issues. CEO Bower listed repairs needed:

- Front steps need adjustment and repair
- Floor needs replacement
- Sink outside the bathroom
- Fence outside in the rear

The Barrett's have started replacing the floor and working on the steps. Mr. Barrett asked about requirements for the steps; they would need a 3 X 3 platform.

**Vote:**

Chairman Nance motioned to approve the application and was seconded by Mr. Ryan. The board unanimously approved.

**Additional discussion:**

As the former tenants were low usage, Mr. Bower has spoken with Dennis Finn at Saco River Corridor Commission with questions about the septic. The licensing person from the state questioned whether there was lead paint on the premises.

Ms. Barrett asked the Board for a letter of approval which she can send to the state. Chairman Nance will send an email stating the site plan was approved.

### **Marijuana Discussion**

The Board discussed how to go forward with the marijuana issue. Mr. Bower stated the Planning Board's role is informational and they could make a very strict or very broad recommendation to the Selectmen.

#### Waterboro Options

Mr. Ryan has reviewed the Waterboro options and stated the wording is biased. It could be edited to make the wording more neutral.

Mr. Crooker: Two suggestions: (1) neutralizing the Waterboro questions to give to the voters at the Town Meeting, or (2) extend our moratorium past February.

Mr. Ryan: If we extend the moratorium, we will be losing out on potential tax revenue and putting our residents at a disadvantage.

Mr. Espinosa: Why should we treat a marijuana business differently than any other business? Whether it's a candy shop, marijuana or bar, our job is to be in compliance with the town's vision.

Chairman Nance: Some people are worried about the smell. People in Cornish are worried about the smell in the Cornish Inn area.

Mr. Crooker: Should we do it in September, or hold a Special Town Meeting later in the fall?

Tiffany Brendt: The Select Board is working on recommendations to the Planning Board. We can extend the February moratorium another six months. She doesn't like just anybody having a social club or head shop in town. The smell of the growing plants is bad. Ms. Brendt noted "Adult Use" of marijuana does not have to be organic, while "Medicinal Cannabis" has to be organic.

Mr. Ryan: Extending the moratorium will stifle potential business. The tax revenue is not something to miss out on.

Ms. Brendt: The state doesn't want to turn over 50% of the money to the town. If we're going through with this, based on our population of 2,000, we would need 5 law enforcement officers.

Mr. Espinosa: It sounds like there are some potential profits for the town, but we have to take in all of the information. He suggests planning a Special Public Meeting to listen to all the sides.

Mr. Crooker: If we have a Special Meeting, it should be in October, after the kids are back in school.

Mr. Espinosa and Mr. Ryan will attend the next Select Board Meeting on July 25 and will report back at the August 15 Planning Board meeting.

### **Public Hearing on Tuesday, August 29 at 7:00 to discuss updated Zoning Ordinances**

If the updated Zoning Ordinances are going to be voted on at the September Town Meeting, there has to be a Public Hearing prior to the Town Meeting.

### **Other: Escrow Account for Subdivision Consultant**

Mr. Crooker: Talked with Dan Sherman, a selectman in Cornish. Whenever they have a major subdivision, their board requires a fee so the town can hire a private consultant. SMPDC has a lot of different entities barking at their heels, and there were a few things that weren't exactly true in the Wadsworth case.

Mr. Bower: We have an escrow account in place for that purpose.

Mr. Espinosa motioned to adjourn and was seconded by Chairman Nance.

Meeting adjourned at 8:33

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Approved

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Date