

FARMINGTON PLANNING BOARD
153 Farmington Falls Road
June 8, 2020 – 6:00 pm.
Minutes

Planning Board members present: Lloyd Smith, Craig Jordan, Gloria McGraw, Jeff Wright, and Mike Otley.

Alternate members present: Judith Murphy.

Members unable to attend: Clayton King, Donna Tracy, and Dave Robbins.

Others present: Code Enforcement Officer, Steve Kaiser; Code Assistant, Cindy Gelinis; Applicants Michael Macneil, Kevin Vining, and Dustin Duchesne.

Mr. Smith opened the meeting at 6:00 pm.

1. Designate alternate members, if needed

Mr. Smith designated Ms. Murphy as a voting member for this meeting in the absence of regular members.

2. Review minutes of March 9, 2020

Ms. Murphy made a motion to approve the minutes of March 9, 2020.

Mr. Wright seconded the motion.

VOTE: 5 – Affirmative 1 - Abstained

3. 20-SR-02

Michael Macneil
537 Whittier Road
R05-017-B
Adult Use Cultivation (outdoor)

Mr. Macneil distributed printouts of the operating plan for his outdoor Tier II Marijuana Cultivation project, saying visibility and security were the most important factors. He said he has installed 200 feet of privacy fencing along the road with a six-foot electric fence around the property and an alarm system. Mr. Macneil said he will be living in the camper onsite during September and October, which is across the road from his house.

Mr. Smith called for a motion to get it on the table to discuss it.

Ms. Murphy asked if this would be a cash-n-carry type operation.

Mr. Macneil said it is strictly cultivation with no customer interface, selling and delivering only to adult use stores with the “Metrc” track and trace system.

Ms. Murphy asked if he could be certified organic.

Mr. Macneil said he uses manure, fresh air, and sunshine, which is as organic as you can be, and he wasn’t sure if marijuana could be certified as organic by the State.

Mr. Otley made a motion to accept the application.

Ms. Murphy seconded the motion.

Mr. Otley asked if he would be selling just plants.

Mr. Macneil said he is trying to create a market for selling plants direct to adult use stores to save on processing the plants. He said one of the neighbors works with him and another comes up three weeks a year.

Mr. Otley asked about odor.

Mr. Macneil said growing outdoors and not processing will result in no odor problem.

Mr. Otley asked if any neighbors responded to the abutter notification.

Mr. Kaiser said there has been no response from the neighbors.

Ms. Murphy asked about selling the plants right out of the field.

Mr. Macneil said we are still waiting to be licensed by the State, and he would ideally like to set it up so the stores come to the site to pick out their plants, and he would deliver the remaining plants to stores. He said all plants are barcoded.

Mr. Wright asked about the growing season.

Mr. Macneil said it is June to October/November.

Mrs. McGraw asked if this application would be counted in the allowed amounts of the Town’s ordinance.

Mr. Kaiser said he must fit within the Town’s tier level plant count, and if we get complaints we’ll contact the owner and inspect with the State. He said this is the first outdoor grow, and is included in the Town’s count of grows, and all of our slots are filled with two applications being submitted for medical stores. Mr. Kaiser said no more slots would be available unless one closes.

Mr. Otley asked if individuals will be able to buy from Mr. Macneil.

Mr. Macneil said he cannot sell to the public unless he applies for and gets a dispensary license. He said the State requires a track and trace barcode and stickers are required for transporting in an enclosed vehicle in a locked box.

Mr. Smith asked if his location was on the bend of the Whittier Road.

Mr. Macneil said yes, the farm with the red barn.

VOTE: 6 – Affirmed
Motion carried.

4. 20-SR-03 & 20-SS-02

Kevin & Judith Vining
553 Town Farm Road
R14-001-D
160'x10' and 20'x60' storage buildings

Mrs. McGraw made a motion to accept both applications for discussion.
Ms. Murphy seconded the motion.

Mr. Vining said he is adding another 2,800 square feet of buildings in the same style as his existing "General Storage" self-storage facility on the Town Farm Road.

Mr. Wright, Ms. Murphy, and Mr. Otley said they had no questions.

Mrs. McGraw asked if this project would infringe on any brooks or water that they should be aware of in the area.

Mr. Vining said there is an existing runoff ditch that runs along the side of the building that is there now, and the new proposed buildings are on the opposite side of the property.

Mrs. McGraw made a motion to approve the applications.
Ms. Murphy seconded the motion.

VOTE: 6 – Affirmed
Motion carried.

5. R19-005+006

Dustin Duchesne
Corner of Shawnee & Mohawk Drive
Acknowledgment of combined lots

Mrs. McGraw made a motion to accept the proposal for discussion.
Mr. Wright seconded the motion.

Mr. Duchesne said he purchased two lots on the corner of Shawnee and Mohawk Drive in January. He said combining the two lots would provide the best view and placement for his new house which would conform to the Town's setback requirements.

Mr. Jordan said we've approved such lot combinations before in this subdivision.

Ms. Murphy said the proposal makes sense.

Ms. Murphy made a motion to accept the proposal.

Mr. Otley seconded the motion.

VOTE: 6 – Affirmed

Motion carried.

6. Community Development Block Grant (CDBG) Project Overviews

Franklin Printing – Economic Development

Mosher's Meat & Seafood – Micro Enterprise

Heartfelt Cookies – Micro Enterprise

Mr. Kaiser said Heartfelt Cookies has withdrawn their application. He said Franklin Printing has applied to Department of Economic & Community Development (DECD) through the Town for a \$200,000 CDBG Economic Development Grant. Mr. Kaiser said they constructed a \$1.5 million addition last year, and these funds will help update software, replace an inefficient machine, and add new equipment, making significant improvements in efficiency in the three main manufacturing areas: prepress, pressroom, and bindery. He said five new jobs will be created over the next 12 to 18 months, while retaining the current 49-person workforce. Mr. Kaiser added they are a solid business and it's great to see them expanding during these particular times.

Mr. Kaiser said Mosher's Meat and Seafood has applied to DECD through the Town for \$30,000 through the CDBG Micro Enterprise grant program to purchase a new digital road sign, additional equipment, and make capital improvements. He said the owner [Tawnya Clough] has installed a pizza oven, and recently was approved for the Town's RLF [Revolving Loan Fund] program. Mr. Kaiser said this is essentially a \$45,000 project and she will be contributing \$15,000 on top of the grant. He said it is great to see her also expand her business at this time.

Mr. Kaiser said the Board is just being informed of these two economic development projects, and there will be another CDBG project coming before the Board later this summer at the Willow Springs site for 25 new elderly apartments which will require Board approval.

Mr. Otley said he isn't opposed to either of these projects, but he did not like digital signs that change and fluctuate constantly.

Mr. Kaiser said that Maine DOT monitors digital signage so they don't change faster than the time it takes drivers to see and pass them.

7. Other Business

Mr. Otley asked about the Beer Garden application that they received.

Mr. Kaiser said this project was a CEO Review sent to the Board for their comments, and

they are going before the Selectmen for their liquor license tomorrow night.
Mr. Smith asked if they are rebuilding the barn out back.

Mr. Kaiser said they are working within the existing structures.

Discussion followed regarding progress on the [NextEra] solar project, the sale of Labonville, the diner being moved to the Farmington "D" property, and the construction of a garage on the Fairbanks Road.

Mr. Otley made a motion to adjourn the meeting.
Ms. Murphy seconded the motion.

VOTE: 6 - Affirmative

The meeting adjourned at 6:40 pm.

Minutes respectfully submitted by Cindy Gelinias.

Planning Board

Date