

Town of Cornish
PLANNING BOARD
17 Maple Street
Cornish, Maine 04020
Telephone: 207.625.4324 Fax: 207.625.4416

Monday, February 6, 2017
BUSINESS MEETING AGENDA

In Attendance: Jessica Larson; Ken Hall; Norm Harding; Eve Bergstrom; Kim Printy; Shelby Oates

Guests: Jason Parker Scott Cecil Jeff Flemming Diann Perkins
Shahong Jiang Jack Bash Nancy Perkins Les McMaster
Karen James Ken Little Brad Perkins Corey Oates

[+2/names not recorded]

Call Meeting to Order: **6:30** PM by **J. Larson**

Unfinished Business: **None**

New Business:

1. **Formal Hearing: Matthew Cormier (Northeast Structures)**
 - a. Change addition application. Alteration to existing CUP for extra storage facility.
 - b. Any new conditions needed must be brought to the Planning Board.
Construction/Development against existing ordinances not authorized.
 - c. Dimensions slightly extending current regulations; single abutter, R. Libby, provided written permission to move forward uncontested. CEO, W. Sunderland has reviewed and approved.
 - d. **Conditional Use Permit Approved: Unanimous**
2. **Unanimous Minutes Approval: January 23, 2017 Workshop Meeting**
3. **Discussion: Jason Parker (Green Tip Cannabis) Draft CUP/Legal Advice/Site Walk**
 - a. Planning Board correspondence reviewed by E. Bergstrom.
 - b. Current property holds a blanket CUP stating additional abutter notices for individual businesses onsite as unnecessary.
 - c. Per above detail, board has found that the medicinal marijuana aspect of *Green Tip* calls for additional abutter notifications even under existing CUP for property owner S. Jiang. Existing CUP read aloud by J. Parker in response.
 - d. Timeline of process is a concern.
 - e. Hours of Operation as outlined per application subject to change. Acceptable per CEO.
 - f. J. Parker must comply with the "**Appendix L: Town of Cornish Medical Cannabis Ordinance**" expectations.
 - g. J. Larson concludes in stating YWSG ad detailing upcoming meeting will not be posted as a public site walk is not needed; ad unnecessary by default of protocol.
 - h. Next Meeting: **March 6, 2017; Vote**
4. **Enhanced Application: Bonney Memorial Library (Great Falls Construction) *K. Hall recuses himself from board as library committee member.**
 - a. Continued process of CUP application.
 - b. Updated expansion plans reviewed.
 - c. Abutter notices to be mailed. YWSG ad for upcoming site walk to be placed.
 - d. All previous concerns (i.e. roof pitch, wheel chair ramp, etc.) addressed without altering dimensions.
 - e. **Phase 1:** Permits in place. Materials ordered; **Phase 2:** Begins with this CUP approval.
 - f. **Site Walk Scheduled: February 21, 2017, 9a**
 - g. Next Meeting: **February 27, 2017; Agenda Item**

5. **Discussion: Retail Marijuana Establishments & Social Clubs Prohibition Ordinance**
 - a. Board and public concerns of allowing one ordinance to cover the five different business categories of recreational legalization.
 - b. Topics for informational Town Hall meeting must present spectrum of information and perspectives.
 - c. Timeline is an issue due to expiration of current moratorium. J. Larson wants more information from MMA.
 - d. Separate committee suggested. J. Larson added to February Selectman Workshop agenda to discuss.
 - e. "Prohibition" must be clearly defined considering state legalization.
6. **Other: Welcome, Shelby Oates**
 - a. New Planning Board Secretary and Member

Public Comment:

Agenda Item

1: Concern—B. Perkins. Potential precedent set through this CUP approval for new applicants seeking other site construction/development to expect same exception of proximity to abutters.

3: Support—L. McMaster. Knowledge of Current Ordinances shared. **Concern—**Security Plan with Sheriff's Department.

Contest—S. Jiang. Property Owner. Gun Shop did not need additional CUP.

Inquiry—N. Perkins. Do other properties hold blanket CUP like S. Jiang's? **Response— J. Larson.** Confirmed for Call's. Needs CEO confirmation for R. Libby.

Inquiry—D. Perkins. What is the consultation aspect of this business? **Response—K. Printy.** Informational analogy shared.

Inquiry—B. Perkins. What education/licensing is required as a consultant of patients?

Response—K. Little, J. Larson, K. Printy. Background checks. Consultant holds liability. Dependence on knowledge and collaborations with physicians and scientists.

5: Concern—N. Perkins. Appropriate information distribution. Balanced presentation. Multiple town meetings necessary. **Suggestion—D. Perkins.** Organize town meetings per varied licenses with outlined agendas over several weeks.

Statement—K. Little. Defines examples of the varied work with cannabis. Suggests diverse stakeholders for committee representation.

Concern—General. Committee members. Who? How many? Monitoring of process?

Statement—L. McMaster. Zoning issue makes this a Planning Board responsibility under Selectmen review.

Other: Request—N. Perkins. Audio recordings review of past meetings to ensure permit expectations be put in

writing for Cornish Cider Company by CPB Workshop Meeting on February 27, 2017.

Communications Received/Sent: Abutter notices for Jason Parker (Green Tip Cannabis) (22 letters)

Agenda Items for Next Meeting: Workshop Meeting – Monday, February 27, 2017 @ 6:30 PM

1. **Formal Hearing:** Jason Parker (Green Tip Cannabis) **The vote and signing of the CUP letter (if approved) will be at the March 6th Business meeting.**
2. **Approve minutes** of the Business Meeting, February 6, 2017.
3. **Site Walk Review/Formal Hearing:** Great Falls Construction/Library Expansion Project- **Voting and CUP (if approved) will be issued at March 6th Business meeting**
4. **Permit Specifications:** Cornish Cider Company (In-home Business)
5. **Discussion:** Ordinance Prohibiting Retail Marijuana Establishments & Retail Marijuana Social Clubs to include Selectmen Board Review feedback
6. **Discussion:** Stop work order/line dispute. Route #160.
7. The Planning Board area of the town office. Site Walk and discussion of upcoming renovation.

8. Other:

Adjourn: 8:19 PM