

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

---

**Monday, January 23, 2017**  
**WORKSHOP MEETING MINUTES**

**In Attendance:** Jessica Larson, Ken Hall, Eve Bergstrom, Kim Printy

**Absent:** Norm Harding

**Guests:** Wes Sunderland, CEO; Les McMaster, Karen James, John ?, Jason Parker, Brad & Nancy Perkins, Diann Perkins, Shelby Oates, Matthew Cormier and family

**Call Meeting to Order:** 6:30 PM     **By:** Jessica Larson

**Unfinished Business:** Jody David (Southern Maine Undercar) Application – CUP Acceptance letter: confirm wording and sign.

1. Jessica Larson read aloud the CUP Acceptance letter (*CUP was voted on and approved at the January 9, 2017 Business meeting*) and asked for any comments. There were none so the members signed the two copies. Mr. David was not present so his copy was put aside to be forwarded to him at a later date.

**New Business:**

1. Great Falls Construction – Library Expansion Project
  - a. Karen James gave an introduction to Phase 2 of the Bonney Memorial Library expansion project. She presented drawing showing the proposed elevations. A question and answer period followed regarding the changes to the exterior and how the company would be insuring that the changes will properly blend in with the Historic District Overlay and comply with its rules. Great Falls Construction will be doing interior work on the Library in the near future for which they already have a permit. Phase 2 should begin later in the spring giving the committee, the builder, the Planning Board and the Historic District committee time to start the permitting process.
2. Jason Parker: Business plan for a Medical Marijuana Consultation Service/Head shop at Stone Ridge Plaza
  - a. Mr. Parker presented his business plan to the board along with his Retailer Certificates and MMMP authorization Letter and Caregiver Cards. He was not able to start the application process because the CEO has been out of state on vacation. Mr Parker’s business is Green Tip Cannabis LLC, and he will be leasing a space in the Stone Ridge Plaza building at 185 Main Street, owned by Country Home LLC. One room in the leased space will be a retail shop for smoking supplies, t-shirt, etc. The other room will be a Medical Marijuana consulting office and distribution location. Questions and discussion commenced regarding the security of the site, hours of operation, and access to the consulting office. Mr. Parker indicated that the office would be locked and would only be accessed by him and his registered patients. There would be no cultivation, production, compounding, or consumption at the site and no product would be stored there overnight or when the business is not open.
  - b. The building itself has a blanket CUP in place, so it was determined that the retail side of the business was already in the clear and only the Medical Marijuana side of the business was subject to requiring a special CUP under the town’s Medical Cannabis Ordinance.
  - c. It was determined that Mr. Parker would meet with the CEO on Wednesday January 25<sup>th</sup> to officially start the application process.
  - d. Kim would look for guidance with her contacts and Nancy Perkins recommended running the situation and any permits by the town’s attorney since this is the first case to utilize the Medical Cannabis Ordinance.
  - e. Once the application was submitted through the CEO, the Abutter Notice process would start.
3. Matthew Cormier (Northeast Structures) Application
  - a. Mr. Cormier presented his proposal to build a very large storage shed to protect the lumber used for his business. As this constitutes an addition or change to his current CUP, an additional CUP needed to

be granted. The only issue pointed out was that one corner of the building was only 32 feet from the property line instead of 50 feet as is required for an Industrial Zone. As part of his application, Mr. Cormier included a letter from the only abutter to the property stating that he was aware of this and did not have a problem with it.

- b. It was determined that the property was in the industrial zone, the structure was not visible from the street, and that no-one had a problem with the setback non-compliance. Jess asked for comments or questions.
  - c. It was determined that the formal vote would be at the February 6<sup>th</sup> Business Meeting but that an approval letter would be compiled beforehand and would be ready to be signed if so voted.
  - d. Lots of noise from the applicant's young son.
  - e. It was determined that Mr. Cormier must wait for the official permit before continuing with the construction of the shed.
4. Approve Minutes of the January 9, 2017 Workshop Meeting
- a. Eve apologized for the relatively bare minute's document. The cassette tape used to record the minutes got stuck in the player and broke. The minutes were done from memory and notes.
  - b. Eve made a motion to approve the minutes and Kim seconded it. Minutes approved by 4 yea and 0 nay.
5. Retail marijuana prohibition ordinance discussion
- a. The start of a discussion on how to determine the town's wishes and how to implement a retail marijuana ordinance. Kim and Jess produced a sample ordinance created by MMA.
  - b. Jess suggested that contrary to what the selectmen had asked for prior, was that the board would not produce an ordinance regarding recreational marijuana retail businesses in time for the annual town meeting in March. The consideration was that the subject was too controversial and complicated to just throw at the town voters without a survey and an informational meeting.
  - c. Discussion between the board members, Les, and Nancy. The consensus was that it would be more productive to hold an informational meeting in April where the public could hear from representatives from both sides of the issue and therefore feel more comfortable voting on what they want at a future special town meeting to follow.
  - d. The question of doing a town survey was mentioned.
  - e. Diann had a concern about "testing facilities". Les explained that that was covered under "retail" in the state definition.
  - f. Les asked whether it might not be best to consider "retail" and "social clubs" as two separate issues to vote on. Jess said that MMA has been consolidating them into one.
  - g. Discussion of enforcement and penalties if a prohibition on retail is passed; selectmen, CEO, etc. Example of Skowhegan and its city counsel vs. the Cornish legislative body (town meeting). Discussion of what the federal and state governments are doing.
  - h. Comments from Nancy regarding looking carefully at what the town needs or wants in regard to retail marijuana and social problems.
  - i. Eve mentioned that it would be a good idea to have a survey ready to pass out at the voting before the town meeting. Jess mentioned that Diann had suggested that surveys should also be mailed out. Diann mentioned that someone would be needed to man a table to supervise the survey and mention a forthcoming informational meeting.
  - j. Nancy reiterated that the town needed to be presented with the facts in an honest debate so that whatever the decision, the town stands behind it with out resentment.
  - k. Brad mentioned the lack of supervision of the state with alcohol licenses and inspection. Jess said that the town can have nothing to do with the state's regulations about that but that the state needs to increase the medical marijuana inspections and that the state will be ready to inspect any upcoming recreational marijuana.
  - l. Kim brought up the question of where the informational meeting should be held due to space considerations. Both the town office and the fire barn may be too small.
  - m. Kim and Jess state that there will not be any guidance regarding this until February 2018. Les stated that the town still needs to move ahead with determining the people's will, an informational meeting and a special town meeting. And that the need to move ahead before the moratorium ends.
6. Sign ordinance status discussion
- a. Jess stated that the selectmen are working on that and that Matt is most concerned with lighted signs.
7. Secretary position – meet Shelby Oates

- a. Shelby introduced herself.
8. Other: audio recording problems, Brad and Nancy Perkins: concern over Carr CUP – details
  - a. Nancy brought up a concern regarding the CUP for the Carrs. She was concerned over the lack of detail specifically that of business hours and parking. She was uncomfortable with the wording about “as presented in the report”. She wants something more tangible. Jess said she would look into it and get back to her. Everything was addressed in the presentation but Nancy would like it detailed in the letter so that everyone knows the particulars in the future.

**Communications Received/Sent:** None

**Agenda Items for Next Meeting:** **Business Meeting – Monday, February 6, 2017 @ 6:30 PM.**

9. *Formal Hearing:* Matthew Cormier (Northeast Structures)
10. Approve Minutes of the January 23, 2016 Workshop Meeting
11. *Discussion:* Jason Parker (Green Tip Cannabis), draft CUP letter and possible legal advice.
12. *Discussion:* Ordinance Prohibiting Retail Marijuana Establishments & Retail Marijuana Social Clubs: getting started on the committee, the questionnaire, and scheduling the informational meeting and special town meeting.
13. Other: *Welcome Shelby Oates*

**Adjourn:** **8:40 PM**

Respectfully Submitted:

Eve Bergstrom  
Planning Board Secretary (acting)