

## **Pittston Planning Board Meeting Minutes-----January 14, 2021**

Those present: Terry Shepherd, Jim Lothridge, Dan Taggart, Jane Hubert, Pete Kelley, Select Board members: Jean Ambrose, Rodney Hembree, Fred Kimball, State Representative Jeff Hanley, CEO Bruce Engert, Wellman Cromwell, Ed Lawrence, Joe Caputo, Jonathan Graves, Dan Charest and Deb MacInnes.

The meeting was called to order by Vice-Chair, Terry Shepherd, at 6:30 p.m.

A quorum was established.

There was no mail.

Jim Lothridge asked Deb M about the letter from Keel Kemper, Maine Department of Inland Fisheries and Wildlife that was handed out at the Planning Board work session of December 22, 2020, that pertains to the approved "Glamping" business. Deb M will find it and attach to the Site Plan with other documents.

Jim Lothridge made a motion to approve the Planning Board meeting minutes of December 10, 2020 as presented. Dan Taggart 2<sup>nd</sup>. It was a 4-0 vote.

### **Subdivision Public Hearing: Eliza Sweet, represented by Ed Lawrence**

Ed Lawrence of Boynton & Pickett, supplied a new site map that shows the test pits along with the Preliminary Soils Investigation summary supplied by Vaughn Smith Associates. Bruce Engert reviewed this and said that it was acceptable. Mr. Lawrence also submitted the Maintenance Declaration for a Private Way. These items were reviewed. Jane Hubert read a number of items from Pittston's Subdivision Ordinance including 1.5 in regards to added traffic because of adding traffic on the South Beech Hill Road and there is a speeding issue on that road. Terry Shepherd stated that it would be 5 new homes. Pete Kelley stated that speeding is something the Planning Board can't do anything about. Jane Hubert stated the flagging of the road has not been done yet. Terry Shepherd responded that it would be done if approved and that CEO Bruce Engert would oversee.

A buffer strip was discussed at the site walk and no one in attendance stated that they want one. The lot owner was present at the site walk.

There will be no restrictions, such as no trailers.

Joe Caputo stated that he had spoken with Eliza who stated that the property has already been sold. The Planning Board stated that anyone can own the subdivision if passed, but if there were to be any changes, they would need to come back to the Planning Board.

Dan Taggart made a motion to accept this subdivision project as presented. Jim Lothridge 2<sup>nd</sup>. It was a 5-0 vote. Deb M will draft an approval letter. Ed Lawrence will drop off 2 Mylar plans at the Town Office on Tuesday, January 19, 2021 in exchange for the site plan map that the Planning Board signed.

Ed Lawrence stated that the Registry of Deeds no longer require a Mylar Plan. Jim Lothridge stated that the Planning Board needs to adjust the subdivision ordinance to reflect that change.

**Information Meeting with Jonathan Graves. Proposed Cannabis Grow Business**

Jonathan Graves came before the Planning Board to discuss having a medical marijuana grow business in the old chicken barn located at 186 Nelson Road. Jonathan stated that he owns 12.5 acres and will be purchasing another 135 acres. Mr. Graves said that the barn would be rented to two caregivers, he is just the owner/landlord. A conversation was held. Terry Shepherd stated that at a Special Town Meeting, the Town was clear that they did not want any of this. Terry also stated to Mr. Graves that he started the process with no permits. Mr. Graves said he was not aware that he had to have a permit for electrical work. CEO Bruce Engert stated that this has been a back door approach, didn't get permit or address or anything and that the Planning Board should have been consulted. More conversation was held. Mr. Graves said he was not doing recreational marijuana. State Representative Jeff Hanley stated that Maine is a Home Rule state. Representative Hanley stated that a Town would have needed to "Opt In" to allow any marijuana business of any kind and said that it is very clear. Pittston did not "Opt In". Select Board Chair, Jean Ambrose stated that the Select Board recommends putting a moratorium in place right now. Fred Kimball, Select Board member stated that in just the past week the office had received information from OMP (Maine Office of Marijuana Policy) that the rules and laws are now under review for changes. We need to slow down and take a step back and that the Select Board is unanimous on putting in place a moratorium.

Jane Hubert made a motion to accept the draft Moratorium Ordinance with one date change. Jim Lothridge 2<sup>nd</sup>. There was more discussion. Dan Charest said that Jonathan Graves was here before the moratorium. Terry Shepherd stated again that Pittston did not "Opt In". State Representative Jeff Hanley said that Mr. Graves was trying to get something done that can't possibly be done by statute.

Jane Hubert called for the vote. The vote was 5-0 to accept the Moratorium Ordinance.

Jonathan Graves left the meeting. He did not leave any paperwork of any kind.

Jean Ambrose stated that she would like to put together a committee to work on a medical marijuana ordinance. Representative Hanley said that we didn't even need the moratorium because right now the Town does not have to do anything. State law governs what we do. Marijuana is still against Federal law.

The Planning Board requested that Deb M write a follow-up letter to Kane Coffin and Matt and Rebecca Barron, Glamping Business. The Planning Board would like to be notified of the date and time that they will meet with neighbors before setting the camp sites and also to have proof of insurance at the Town Office before they open. More discussion. Wellman

Cromwell said he spoke with DEP and Inland Fisheries and they saw no permits for this or for the 6 manmade ponds. Terry Shepherd stated that after the project is approved at the Town level, Kane Coffin goes for the permits. Jane Hubert produced a copy of the elusive letter from Keel Kemper from MDIFW which Jim Lothridge read aloud stating that the map that Kane Coffin provided to the Planning Board is, in part, fine and “we have no objection to the proposal as it is laid out.” The Glamping business Site Plan was signed by the Planning Board.

The Planning Board will meet at their regularly scheduled meeting on February 11, 2021.

Dan Taggart made a motion to adjourn at 7:57 p.m. Pete Kelley 2<sup>nd</sup>. It was a 5-0 vote.

Respectfully submitted by: \_\_\_\_\_  
Debbie MacInnes, Planning Board Secretary      Date

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Terry Shepard

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Jim Lothridge

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Dan Taggart

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Jane Hubert

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Pete Kelley