



## **Town of Mt. Vernon, Maine**

### **Planning Board Minutes**

7/30/2019

Dr. Shawn Library 7:00 pm

1. Roll call:

Greg Cauldwell, Fred Webber, Chad Dwelley, Jeffery Wiles, Nate Kane, Ronald Larue, Andie Zuniga, Alexander Wright

2. Business:

a. Camp Laurel Expansion, Cedar

July 23<sup>rd</sup> John Archaut presented a sketch plan to the planning board. Cauldwell asked if the planning board had time to review the document and would like to move forwards siting the form complete. Site review scheduled for July 30<sup>th</sup> at Camp Laurel at 6:30 pm.

**Motion** by Cauldwell seconded by Larue to accept the form and schedule a public hearing for the next meeting.

**Motion** passed: unanimous

b. Camp Laurel Gove Council Fire, public hearing for the camp Laurel.

Cauldwell asked the public if they had anything to say about Camp Laurel Gove Council Fire. There was no response. Cauldwell closed the public hearing.

**Motion** by Cauldwell seconded by Webber to accept the final application as complete

**Motion** passed: unanimous.

c. Subdivision Application

Wright presented a new set of subdivision application to use moving forward for the planning board and the public. Wright asked for a motion to approve set documents.

**Motion** by Cauldwell seconded by Dwelly to accept the new subdivision applications

**Motion** passed: unanimous.

d. Planning Board 2019 Calendar

Wright presented a calendar for the Planning Board for the rest of the year, including dates of upcoming meetings and training in December. The planning board agreed with the calendar.

3. Approval of the minutes of the preceding meeting:

**Motion** by Cauldwell seconded by Webber to approve the minutes for 6/18/2019

**Motion** passed: unanimous

4. Other Business:

Marble talked to the Planning Board about the new marijuana ordinance that was passed. Marble explained that he sent out a letter to the two marijuana growers he is aware of; he goes on to explain that marijuana growers need to send in a plan before September 15<sup>th</sup>. Shawn Thurston, the landowner, talked to the Planning Board about his limited involvement with the operations of the marijuana growing facility, but goes on and explains that concern's from adjacent citizens has been addressed especially smell. Cory Underwood, owner of the marijuana facility on the Pond Rd, talked about his marijuana facility, explains that his operation is up-to-date to the State of Maine standards and currently uses a charcoal filter. Greg Cauldwell asked if the Planning Board could take a tour, to be determined at a later time. Greg Cauldwell brought up a concern that what to do if a plan approved by the Planning Board does not work afterward. Dwelly mentioned the Planning Board needs to set up criteria. Wiles mentioned a concern that if an applicant sends an application in then nobody follows up and or no enforcement afterwards. Underwoods talked about industry standards of using charcoal filters to prevent odor, to which they are currently using and changing filters regularly. Cauldwell asked Underwood to send in a preliminary plan.

Webber, discussed his views of marijuana, talking from a realtor perspective, he mentions that marijuana production brings adjacent property values down 40%. He sites that not everyone raising a family wants to live near a marijuana projection facility. Wiles talked about how the ordinance review committee dumped this new ordinance on the planning board, the planning board being unprepared. Webber said there the ordinance committee created this ordinance with the pretext it being preliminary. Dwelly mentioned that we need to create some set criteria before we accept applications, siting that the planning board doesn't want applicants to accused

them of changing criteria or equably enforcing some set criteria. Cauldwell and Webber mentioned having someone versed in marijuana legalities and other related applications come in to help form a set criteria. Wright mentioned that the Planning Board fund is mostly depleted. Webber sites that if the planning board need resources to help implement ordinances and rules than the Selectboard should allow to accept those expenses. Wiles sites that the Planning Board needs help in this ordinance predicament. John Archaut spoke about that if the Planning Board approves a plan and there is still problems the only law they could site is the General Nuisance statute, which is virtually unenforceable.

5. Adjournment. 8:06 pm
6. Next Meeting September 17<sup>th</sup>, 2019