



Town of Mt. Vernon, Maine

Planning Board Minutes

9/10/2019

Dr. Shawn Library 7:00 pm

1. Roll call:

Greg Cauldwell, Fred Webber, Chad Dwelley, Alexander Wright, Andy Mable, and Nate Kane. Also in attendance is Susan Herman to talk about the Marijuana Ordinance.

2. Business:

a. Ethan Pooler, final application, Public Hearing

Hearing not comments form the public.

Motion by Fred seconded by Nate to close the Public Hearing

Motion passed: unanimous

Motion by Dwelly seconded by Nate to approve the final application for Ethan Pooler

Motion passed: unanimous

b. Marijuana Ordinance, discussion

Greg Cauldwell and Fred Webber spoke about their tour of Cory Underwoods' marijuana operation. Webber mentioned that he had smelled the odor from his adjacent lot and when touring the location he asked Cory about what they are doing currently to mitigate the smell. Cauldwell and Webber spoke about the Charcoal filters they use to remove the Odor from the facility. Also marking how the Operation of the building is very scientific and structured. Webber reiterates odor may decrease the value of adjacent properties.

Sue Herman spoke at about how the Ordaince review committee was approached to investigate a way to find a solution for odor from marijuana. Herman spoke about how they formulated the ordinance around Sanfords Ordinance. Herman also spoke that the ordinance is only applicable to permanent structures and the

Odor Control plan would not apply. Mable mentioned that the definition of a permanent structure is broad and hard to define.

Cauldwell reiterates there is no good way to measure odor from marijuana. Siting that it is very subjective and there is no support from the state. Dwelley asks the questions if the Planning Board is going to have to evaluate each applicant on a case to case basis. Mable mentioned that it was previously discussed that setbacks along with zoning are options for future ordinances. Mable mentions that the Planning Board could regulate based on the proximity of an adjacent lot, the applicant would need the following requirements.

Kane asked if Mt Vernon has recreational marijuana, Cauldwell said no. The Town would need to opt in to have recreational marijuana. Cauldwell and Dwelley asked when the next town meeting might be to see if they could propose something. Wright said there is no definitive date for the next special Town meeting. Mable proposed possibly a moratorium for the marijuana ordinances just until the Ordinance Review Committee and the Planning Board can formulate something. Mable mentioned he thinks the best way to solve the issue is to require a set standard instead of trying to quantitatively measure the level of odor. Herman mentioned the situation with the Selectboard awhile ago and asked the Selectboard for a moratorium and it was rejected. Herman further explained there was no consensus amongst the Selectboard to move forward with a moratorium or not. Webber mentioned the breakdown of the vote and Paul Crockett was against a moratorium. Wright suggested the Planning Board write a letter to the Selectboard asking for a moratorium if this is the direction the board wishes to go down. Herman cautioned zoning because there is limited commercial and at the time not a lot of people wanted commercial zoning.

Motion by Dwelley seconded by Kane to approve Cory Underwood Odor Control Plan with the condition he would install a heat pump in the Drying room to mitigate odor within 90 days.

Motion passed: Dwelley Kane Cauldwell; Abstained Webber

Motion by Kane seconded by Dwelley to have a letter on behalf of the Planning Board be sent to the Board of Selectman of Mt Vernon, requesting a Moratorium on ordinances related to Marijuana.

Motion Passed: unanimous

3. Approval of the minutes of the preceding meeting;

Motion by Cauldwell seconded by Webber to approve the minutes for 8/13/2019

Motion passed: unanimous

4. Other Business;

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5. Adjournment 8:15 pm
6. Next Meeting November 19th, 2019