

**Bridgton Planning Board Meeting Minutes  
Downstairs Meeting Room**

**January 13, 2020  
4:30PM**

Board Members		Staff Member	
Deb Brusini, Chair	<b>X</b>	Brenda Day, Code Enforcement	
Ken Gibbs-Vice Chair	<b>X</b>	Kari Downs, Admin Asst., Staff	
Greg Watkins	<b>X</b>	Linda LaCroix, Dir. Of Comm Development	<b>X</b>
Dee Miller	<b>X</b>		
Dan Harden			
Paul Tworog-Alternate	<b>X</b>		
Doug Oakley-Alternate	<b>X</b>		

**Call to Order**

Deb Brusini, Chair, calls the meeting to order in the downstairs conference room at 4:30p.m. on January 13<sup>th</sup>, 2020.

**The Pledge of Allegiance**

**Appoint Alternate(s)**

Dan Harden not attending meeting. Ms. Brusini appoints Doug Oakley (alternate) as voting member. Mr. Tworog is appointed as second voting member until Mr. Watkins arrives (5 minutes after start time).

**Approval of Minutes: None**

**Item #5 Marijuana Workshop**

**MOTION**-Mr. Gibbs moved to accept the amendments proposed to the SPRO concerning Medical Marijuana as transcribed. Seconded by Mr. Watkins. Approved unanimously. Motion passes.

**ACTION ITEM**-See attached Table to Select Standards-To be incorporated into individual ordinances

**ACTION ITEM**-ask attorney to confirm definition of "services" (Article XI, Number 6), if necessary. Clarify if a transfer (example: Pulling up a truck to a loading dock or) an outdoor sale.

**ACTION ITEM**-ask attorney to provide a detailed definition of "Drive-throughs" (Article XI, Number 7)

**ACTION ITEM**-Amend LUO to be inclusive of MJ (IC and OC) and include on warrant, discuss with attorney

**ACTION ITEM**-work with attorney to determine how to we reference annual license fee schedule in the ordinance

**ACTION ITEM**-Ask attorney about limiting the number of establishments by default

**ACTION ITEM**-Ms. Downs will develop the 8 individual ordinances based on the PB recommendations and send to the town attorney for review. PB will review before the public hearing.

**MOTION**-Ms. Miller moved to allow Tier 1-3 for adult use cultivation. Seconded by Mr. Oakley. 3-2 passes. Ms. Miller, Mr. Oakley and Mr. Watkins affirmative.

**MOTION**-Mr. Gibbs moved to have a buffer of 300ft for adult use retail stores. Seconded by Ms. Brusini. 2-3, opposed were Mr. Watkins, Ms. Miller and Mr. Oakley. Motion Fails.

**ACTION ITEM**-Mr. Watkins wants more information to make a distance judgment on adult use buffer. Will "take a drive".

## **Item #6 Old Business**

***NONE***

## **Item #7 New Business**

### **Assisted Living-Request to Amend Zoning**

Represented by Stephen Langsdorf (Attorney for Woodlands Senior Living from Preti Flaherty) and Lon Walters.

**MOTION**-Mr. Watkins moved to amend lots 14-80 & 80A, 14-80B, 48-3, 48-4, & 14-81A in the LUO to MU corridor district. Seconded by Ms. Brusini. 2 in favor (Mr. Watkins and Ms. Brusini); 3 opposed. Motion fails.

**MOTION**-Mr. Watkins moved to amend prior motion to include 14-79, 48-1B, 48-1, 48-1A, 48-2. Seconded by Ms. Brusini. 2 in favor (Mr. Watkins and Ms. Brusini); 3 opposed. Motion fails.

**MOTION**- Mr. Watkins moved to add assisted living to the allowable uses of DVN. Seconded by Mr. Gibbs. 4 in favor; 1 opposed (Mr. Watkins). Motion passes.

**ACTION ITEM**-Direct attorney to add “assisted living” to DVN district

**MOTION**-Mr. Watkins moved to have a follow-up meeting to review the amendments made by the attorney on Monday, January 20<sup>th</sup> (Place TBD) at 5:00pm. Seconded by Mr. Gibbs.

**MOTION**-Mr. Gibbs moved to amend prior motion to 4:00pm. Seconded by Ms. Brusini. 3 in favor; 1 opposed (Mr. Oakley); 1 abstention (Ms. Miller). Motion passes.

## **Item #8 Topics of Discussion**

1. Decision on PB sub-committee for Land Use Ordinance: *(time didn't allow-to be discussed at next regular meeting)*
2. Other:

## **Item #9 Adjourn**

**MOTION**-Mr. Gibbs moved to adjourn the meeting at 9:10pm. Seconded by Mr. Tworog. All in favor 5 to 0 to adjourn.

**Example - Table to Select Standards/Requirements for each type of Establishment**  
(to be incorporated into individual ordinances)

A check mark is placed if a standard is required for the listed type of establishment. (Currently, standards 1-16 are in draft amended SPRO for all types of MMJ establishments). Check mark indicates decisions of Planning Board on 1/13 and 2/3.

MJ STANDARD (in SPRO)		MEDICAL MARIJUANA				ADULT USE MARIJUANA			
		Cult.	Test	Mfg	Store	Cult.	Test	Mfg	Store
1	Buffers - Sensitive Uses	√	√	√	√	√	√	√	√
2	Sensitive Use locates in Buffer	√	√	√	√	√	√	√	√
3	Buffer from residential	√	√	√	√	√	√	√	√
4	Buffer from other MJ establishments	√	√	√	√	√	√	√	1
5	Permanent location	√	√	√	√	√	√	√	√
6	No outdoor sales/service	√	√	√	√	√	√	√	√
7	No drive-throughs	√	√	√	√	√	√	√	√
8	Security	√	√	√	√	√	√	√	√
9	Display	√	√	√	√	√	√	√	√
10	Odor, Emissions, Trash Control	√	√	√	√	√	√	√	√
11	Cultivation Area ( size spec no outdoor cultivation, mixed use spec)	√	N/A	N/A	N/A	2	N/A	N/A	N/A
12	Signage and Advertising	√	√	√	√	√	√	√	√
13	Labeling, Packaging, Food Products	√	√	√	√	√	√	√	√
14	IHS Extraction and Mfg.	N/A	N/A	√	N/A	N/A	N/A	√	N/A
15	Testing facility requirements	N/A	√	N/A	N/A	N/A	√	N/A	N/A
16	Inspections	√	√	√	√	√	√	√	√
17	Appropriate licensing and fees	√	√	√	√	√	√	√	√

Notes:

1. May make more restrictive than 300 ft buffer between Adult Use stores
2. Need to decide on Tier I through IV