

**MINUTES
PLANNING BOARD
TOWN of DAMARISCOTTA
December 7, 2020 6:00 P.M.**

MEMBERS: Jonathan Eaton, Chairperson; Jenny Begin, Neil Genthner, Wilder Hunt and Ann Jackson

ALTERNATES: Dan Day and Elizabeth Printy

ABSENTEES: Elizabeth Printy

STAFF PRESENT: Robert Faunce, Interim Town Planner; Lynda Letteney, Recording Secretary

PUBLIC PRESENT: Dominique Pratt; Alyssa (Gartley & Dorskey); Vinsentsen Construction; Mike Noetzel; Will Gartley; and Evan Houk, [Lincoln County News](#)

I. CALL to ORDER

The meeting was called to order at 6:00 p.m. by **Chairperson Eaton** and began with [The Pledge of Allegiance](#).

II. MINUTES

The minutes from November 9, 2020, were inadvertently sent as October 5th minutes. The November 9th minutes will be resent and voted on at the January meeting.

III. SITE VISIT MINUTES

A site visit for the CRLT Solar Project at 40 Field Road was held on November 20, 2020. Planning Board members met with applicants and consultants at the proposed location of the solar array. With the exception of one Board member's concern about moving the array closer to the tree line would make it more visible to the river if the mature pines were eventually lost. The consultant said that panels may be moved a little closer together, the limiting factor being room for a tractor and mower to move between rows. Drainage is excellent; storm water runoff from the panels is extremely unlikely. Trenching will be necessary to install underground electrical cables. The consultant was asked to show proposed solar array, brush, trees and a large rock on Google Earth and to send notices of the public hearing to abutters and any residences that will see the array.

On motion (Genthner/Jackson) to approve the minutes of the site visit at 40 Field Road.

Vote: 4-0-1

(Hunt abstaining)

IV. BUSINESS MEETING

A. OLD BUSINESS: 11 Fir Tree Lane-Shoreland Zoning Permit – Preliminary Review and Schedule Site Visit

The proposal is to expand an existing camp to provide more room. Originally this “bunk house” was used for overflow in the summer. They are now looking at adding year-round space and wish to restore the old building. The calculations and drawings are correct on the application. **Site visit scheduled for**

Wednesday, December 9th at 2:30 p.m. Directions: Lessner Rd. to a left on Hemlock, first right on to Fir Tree Lane.

B. NEW BUSINESS: 639 Main Street-Site Plan -MSN Enterprises, LLC. Adult Use Marijuana Store and Tier II Cultivation Facility

Owner **Mike Noetzel** and **Alyssa**, from Gartley and Dorsky, Engineering, presented the plan to use the existing building for residential use, cultivation and retail sales. Property is located in the C2 district. The northern portion of the building will remain residential sleeping quarters, south of that the store, Existing garage are will be cultivation and the barn will be storage. 886 sq. ft. are cultivation with a 50 foot buffer. They plan to move the handicap parking closer to the entrance as it is a better place for it. However, this puts that space in the buffered area. Tier II cultivation is for 500-1000 sq. ft. of grow area. Mr. Noetzel will come back to the Board if he decides later on to split the lot. He plans to use garage space for cultivation as it is easier to close in and monitor.

The house (500+ sq. ft.) would be part of the business with no separate tenants. He will lease the house and business. House is retained as 24/7 supervision is required and tenders need a place to sleep. Structure is a singled house with an el; barn has vinyl siding. New singles are needed on the building. A new roof is proposed for the el (store); ½ of the barn needs a roof. Plan is to have vegetation the front of the building near the store. The entrance area has a 40 mph speed limit on the road in front. Site distance is 550 SW and 215 ft. N. **Bob Faunce** thought 360' was the State regulation. Entrance would be to the south. **Mr. Noetzel** stated that he had rudimentary approval from the State. He has no problem changing the driveway if necessary. **Bob** asked if sight distance can be improved. **Alyssa** said that with removal of vegetation, it could be. Concern is the ability to meet minimum sight distance. **Alyssa** said the limiting factor right now is overgrown vegetation. Board would like to know what they can get for sight distance.

Bob Faunce asked about drainage. **Mr. Gartley** said drainage is easterly into a field; there is a good drainage buffer. **Jenny Begin** asked if this decreased the pervious area. **Mr. Gartley** responded that it meets the minimum requirements; they want to be as close to the road as possible with a circular driveway and gravel. There is a 15' set back. **Bob** asked if a buffer was required on the side. **Mr. Gartley** said that the building was set back so that didn't seem to apply. **Bob** said he would check on that. **Site visit planned for Wednesday, December 9th at 3:15 p.m.**

C. OTHER

- 1. Questions from the Public**
- 2. Housekeeping**
- 3. Planner's Report- none**

D. Adjournment

On motion (Genthner/Hunt) to adjourn the meeting at 6:35 p.m.

Vote: 5-0-0

NOTE: Subsequent to the meeting, the site visits were changed to Monday, December 14, 2020, at the same times, to allow for a 7 day public notice.

Respectfully submitted,

Lynda Letteney
Recording Secretary

We the undersigned approve the minutes for the Planning Board Meeting of December 7, 2020.

Jonathan Eaton, Chairperson

Jenny Begin

Neil Genthner

Wilder Hunt

Ann Jackson

Daniel Day (alternate)

Absent
Elisabeth Printy (alternate)

Minutes for December 7, 2020, _____
Date

