

**MINUTES  
PLANNING BOARD  
TOWN of DAMARISCOTTA  
May 4, 2020 6:00 P.M.**

**MEMBERS PRESENT:** Jonathan Eaton, Chairperson; Jenny Begin, Neil Genthner, Wilder Hunt and Ann Jackson (all via Zoom)

**ALTERNATES:** Dan Day and Elizabeth Printy (all via Zoom)

**ABSENTEES:** None

**STAFF PRESENT:** Matt Lutkus, Town Manager; Robert Faunce , Interim Town Planner; Stan Waltz, Code Enforcement Officer; Lynda Letteney, Recording Secretary (all via Zoom)

**PUBLIC PRESENT:** Mark Ferrero, Bill Baush, Dave Page, and Evan Houk, Lincoln County News (all via Zoom)

The meeting was called to order at 6:00 p.m. by **Chairperson Eaton**. The Pledge of Allegiance was dispensed with for this Zoom meeting.

**MINUTES FROM PREVIOUS MEETINGS:**

**On motion (Genthner/Hunt) to approve the minutes from the March 9, 2020, as distributed**

**Vote: 5-0-0**

**REGULAR MONTHLY MEETING**

**A. OLD BUSINESS - None**

**B. NEW BUSINESS:**

**1. 280 Main Street – Relocation of Greenport Cannabis**

**Bob Faunce** reviewed the site visit plan as described in a memorandum from April 13, 2020. Site visit was held April 20, 2020. Mark Ferrero, owner of Greenport Cannabis, is proposing to move his medical marijuana business from C-1 to C-2 (currently grandfathered in C-1). Initially, it will remain a medical marijuana establishment, but he has space to expanded in a separate area for adult recreational use. Abutters have been notified. **Jenny Begin** asked about parking places and the square footage of the building. **Bob Faunce** said there were substantial parking places. He said the business was moving from C-1 to C-2 (non-conforming use to permitted use with no exterior changes.) Site plan review meets requirements with the application complete. There is no construction and the business is already in operation. **Bob Faunce** would recommend a conditional permit. He then asked if the Board or audience had any questions.

**Jonathan Eaton** asked Mark Ferrero what kind of traffic would be expected any given day. **Mark** responded that in the summer they see about 30 patients a day. **Bob** said that items E.3.c. through E.19 did not apply to this application. **Jenny Begin** asked about lighting. **Mark** said that they intended to only have lighting by the door, downward facing, Also, all signage would comply, but he is aware he'll need a new application for the signage.

At 6:23 p.m. **Jonathan Eaton** opened the Public Hearing on this permit. Hearing no questions or responses, he asked **Matt Lutkus** if he had had any emails or phone calls. **Matt** said he had not, and **Mr. Eaton** closed the public hearing at 6:25 pm.

**On motion (Hunt/Genthner) to approve the completed application as presented (minus items E.3.c.-E.19 which are not applicable) and to certify the project satisfies the conditions for a Conditional Use Permit with the "Effects not Adverse" clause. Vote: 5-0-0**

*(Effects not adverse: That the use requested will not have an adverse effect on the health, safety or general welfare of the residents of the area or the general public. In making this determination, the Planning Board shall take into consideration the potential effect of the use of the environment from air, water, or soil pollution, noise, traffic, congestion, soil erosion, the burden on sewage disposal, or water supply systems or other municipal facilities, services, or public ways, and other relevant factors as set forth in Articles 1 through 8.*

**On motion (Hunt/Genthner) to approve the application as presented Vote: 5-0-0**

## **2. 53A Chapman Street - Owner David Page**

This was a review of the Preliminary Site Plan (site visit was April 20, 2020). It involves an existing building which was an office and retail space with attached residence. Proposed new business is an adult-use marijuana and CBD products store. Signage will be on the building only. There is sufficient parking and no exterior changes. **Jonathan Eaton** stated he thought the business would be low impact and there is plenty of parking. **Jenny Begin** asked if any signage would be with the Hilltop sign or just on Chapman Street. Also, "Will you be living there?" **Dave Page** replied he would be living there and the only planned signage would be on the building.

**Bob Faunce** stated that the pre-application is acceptable. He will have it posted for a public hearing for the June meeting. The public hearing, full application and conditional permit will all be taken up at the June 1<sup>st</sup> meeting. **Neil Genthner** suggested the Board move forward with the plan and hearing for June 1<sup>st</sup>. Consensus was unanimous.

## **C. OTHER**

### **1. Questions from the Public - None**

### **2. Housekeeping- None**

### **3. Planner's Report- None**

## **D. Adjournment**

**On motion (Hunt/Begin) to adjourn the meeting at 6:40 p.m.**

**Vote: 5-0-0**

Respectfully submitted,

Lynda Letteney  
Recording Secretary (via Zoom)

**Minutes of the Planning Board Meeting May 4, 2020**

---

**Jonathan Eaton, Chairperson**

---

**Jenny Begin**

---

**Neil Genthner**

---

**Wilder Hunt**

---

**Ann Jackson**

---

**Daniel Day (alternate)**

---

**Elisabeth Printy (alternate)**

**Meeting minutes of May 4, 2020 signed this date \_\_\_\_\_**  
**Date**

