

AGENDA
PLANNING BOARD MEETING
JANUARY 13, 2022
LISBON TOWN OFFICE
7:00 PM

1. CALL TO ORDER

2. ROLL CALL

____Curtis Lunt (Vice-Chair)

____William Kuhl (Chair)

____Shaun Carr

____Chris Huston

____Lisa Ward

____Patrick Maloy (Associate)

____Dan Leeman (Associate)

3. CHAIRMAN'S REVIEW OF MEETING RULES

Additional information on meeting participation: The Planning Board will also be conducting this meeting using our live video streaming format on the town's website. Email comments directly to mstambach@lisbonme.org for Planning Board consideration.

4. WRITTEN COMMUNICATIONS – Minutes of December 9, 2021

5. PUBLIC HEARINGS – Site Plan Review – Grandview Estates

6. UNFINISHED BUSINESS – **Case # 21-16** – Site Plan Review
Grandview Estates
Patrick & Tara Bolduc
11 Grandview St. Lisbon, Maine 04250
Map U-18 Lot 32

7. NEW BUSINESS – **Case #22-01** – Conditional Use Application
River Driver Cannabis Co.
Lisa Finlayson-Brown
8 Main Street
Lisbon Falls, Me 04252
Map U-05 Lot 221

Case #22-02 – Conditional Use Application
Cannabis Angels
Lorelei Hilliker
5 Canal Street
Lisbon Falls, Me 04252
Map U-05 Lot 13

8. OTHER BUSINESS -

9. CODE ENFORCEMENT OFFICER ITEMS -

10. ADJOURNMENT -

LISBON PLANNING BOARD – MEETING/HEARING RULES

The Board welcomes everyone to the meeting of the Lisbon Planning Board. If this is a meeting which will include a hearing, some special provisions will apply and are listed below. While we value the input of every interested person, we must limit the comment period in order to conduct business in a timely fashion.

Meeting Format – The format for each meeting (whether regular or special) shall be in strict accordance with Article 4, Section 4.1.6 of the Planning Board Bylaws. *Please note that the **Chair may change the order of business for the current meeting upon a majority vote of the Board.***

All meetings shall be conducted in such a manner as to be completed within two and one half (2.5) hours of commencement. The Board, by unanimous consent, may decide to extend a meeting but only at the point where the meeting can be concluded within another hour. Any action after that point requires a tabling or postponing order.

Public Participation – With regard to participation by the public, all comments to the Board and from the Board shall be made through the Chair. The attending public may participate as follows:

- **During Regular Meetings**- is allowed at the discretion of the Chair, but only after introduction of an agenda item and appropriate motions with time for explanation and Board member questions. The public may be allowed to comment, but during that period, the **public may address that agenda item only** and each participant shall be limited **two (2) minutes**. Each participant may address the Board only one time unless requested by the Chair to comment further, and the Chair may limit time for comments to no more than **ten (10) minutes in total** on any one agenda item. **A member of the public who wishes to comment on an item not on the agenda may be allowed to speak during the “Other Business” portion of the agenda.**
- **During Workshops** – The attending public may not participate unless the Chair allows or requests such comment.
- **During Site Visits**– This is a **special meeting** in all respects except that **the public is not allowed to participate**. Although the public is allowed to be present, comments and explanations will only be accepted by Board members and an applicant or agents representing an applicant. Only participant comments may be considered in any notes taken for minutes of such meeting.
- **During Hearings** – The attending public may speak only in accordance with the specific rules set up for hearings.
 - The public must comment only when specifically allowed. **The Chair shall emphasize that no decisions are made during the hearing and the process may not conclude during the regular current meeting. Finally, the Chair will state that order must be maintained and is required of all participants.**
 - There will be a Call by the Chair to open a specific hearing with case number followed by a Call for a **Presentation by the Applicant or Representative or attorney and witnesses without interruption**. Then general questions may be asked through the Chair to the applicant by Board members and people who will be directly affected by the project (e.g., abutters). Then requests for more detailed information on the evidence presented by the applicant will be allowed by the same parties.
 - **Next** there will be a call for presentations by **abutters or others** including their attorneys and witnesses, who will be **directly affected by the project**.
 - Then **questions** through the Chair, **by the applicant and Board members to the people directly affected** and the witnesses who made presentations will be allowed.
 - **Next there may be rebuttal statements by any of the people who testified previously.**
 - Following that, **comments or questions by other interested people** in the audience will be entertained. Comment by those other interested people in the audience will be limited in the same fashion as for regular meetings, i.e. **two (2) minutes per person and ten (10) minutes overall**. The hearing will be closed at the end of public comment.
- It is important **that respect for each person** be considered. There will be opposing views and opinions and all will be considered without impunity. All persons speaking within the guidelines delineated herein will be treated with respect and allowed to complete the statement or viewpoint. **Any individual who speaks out of turn or in such a manner as to be considered unruly by the Chair, may be warned and then removed** if the situation creates a significant disruption of the orderly conduct of the business of the Board.



PLANNING BOARD MINUTES DECEMBER 09, 2021

Christopher Huston- Regular 2022
Curtis Lunt- Regular 2022
Patrick Maloy - Associate 2024
William Kuhl - Regular 2023
Lisa Ward - Regular 2024
Shaun Carr - Regular 2024
Dan Leeman - Associate 2022

1. **CALL TO ORDER:** The Chairman, Mr. Kuhl called the meeting to order at 7:00 PM.
2. **ROLL CALL:** Regular members present were William Kuhl, Curtis Lunt, Shaun Carr, Lisa Ward and Chris Huston. Associate Members Patrick Maloy and Dan Leeman were present as well. Also present was Mark Stambach, Code Enforcement Officer. There was one audience member.

3. **REVIEW OF MEETING RULES:**

The Chairman explained the meeting rules are located on the back of each agenda.

4. **WRITTEN COMMUNICATIONS:** Minutes of November 18, 2021

The meeting minutes of November 18, 2021 were distributed to all the members. The Chairman asked if there were corrections or additions.

VOTE (2021-75) Mr. Lunt, seconded by Mrs. Ward moved to approve the Minutes of November 18, 2021.
Vote: 5-0 Carried.

5. **PUBLIC HEARING – NONE**

6. **UNFINISHED BUSINESS – NONE**

7. **NEW BUSINESS – Case # 21-16 – Subdivision Review Application**
Grandview Estates
Patrick & Tara Bolduc
11 Grandview St.
Lisbon, Maine 04250
Map U-18 Lot 32

Mr. Stambach stated this is a proposed sub-division, adding four new dwelling units, bringing it to six units total. He said this is zoned General Residential where the minimum area for a multi-unit is 10,000 square feet per unit. This Lot is 1.53 acres. The lot is served by a 1-inch water main and a 6-inch sewer main and the Water and Sewer Departments have submitted letters of sufficient capacity.

Mr. Kuhl asked if these units were apartments. Mr. Bolduc said yes.

Mr. Lunt asked if the checklist for the Subdivision Review Application was complete. Mr. Stambach said yes. Mr. Lunt asked the applicant if there would be a fence and if there would be lighting. Mr. Bolduc said there would not be a fence and the buildings will have exterior lighting.

Mr. Huston asked what the size was for each unit. Mr. Bolduc said they are 24' x 70' and two bedrooms with an existing parking lot.

Mrs. Ward asked what his timeline was for the project. Mr. Bolduc said he hoped to start in the summer and be finished in the fall.

VOTE (2021-76) Mr. Lunt, seconded by Mrs. Ward moved to approve the application as complete and schedule a Public Hearing for January 13, 2022 at 7:00pm.

8. **OTHER BUSINESS –**

Mrs. Ward said the Lisbon Development Committee recently had a presentation from Howard Cone from the Chesapeake Group regarding the results of the Market Study. The information is online at Worumbo.org and on the Town's website at Lisbonme.org.

Mr. Kuhl stated he met with Brett Richardson, Economic & Community Development Director, Lisa Ward and others to discuss long term Planning Board goals and would like to meet with the Town Council to discuss helping them with the direction that the Town is going regarding Rural Open Space, the Village Section of Town and the housing growth. Mr. Kuhl said he thinks the Planning Board and Mr. Stambach should start working on issues with abandoned buildings in Town.

9. CODE ENFORCEMENT OFFICER – Mr. Stambach had nothing to report

10. ADJOURNMENT

VOTE: (2021-77) Mr. Carr, seconded by Mr. Lunt moved to adjourn at 7:20 pm. **Vote: 5-0 Carried**

Respectfully Submitted: _____
Lisa B. Smith, Deputy Town Clerk
Date Approved: January 13, 2022

OFFICE USE ONLY – Subdivision Review (REFERENCE Chapter 66 Subdivisions, Lisbon Code of Ordinances)	
Application Number:	Date Received:
Project Name:	Fee Paid (amount):
Applicant:	



Town of Lisbon, Maine SUBDIVISION REVIEW APPLICATION

Subdivision Name/Title: Grandview Estates

This application must be received at the Town Office by close of business on the 2nd Thursday of the month to be considered at the regular Planning Board meeting on the 4th Thursday of the month.

Applicant Information

2. Name of Applicant:

Address

Telephone

Patrick + Tara Bolduc
397 Ridge Rd Lisbon Falls Me
13

1. Name of Property Owner (if different):

Address

Telephone

Same

()

3. Name of authorized agent (if different):

Address

Telephone

Same

()

4. If applicant is a corporation, check if licensed in Maine:

☒ No ☐ Yes NOT A CORPORATION
(If yes, attach a copy of State registration)

5. Person and address to which all correspondence regarding this application should be sent (if different):

Name

Address

Telephone

Same

()

I have reviewed all submission requirements and completed the remaining pages of this application form.

☒ Attachments Checklist ☒ Waiver Request Form (or N/A) ☒ Ordination of Open Space form (or N/A)

To the best of my knowledge, all the information submitted in this application is complete and correct.

Tara Bolduc
Signature of Applicant

11-7-21
Date

Ref. 11/8/21

OFFICE USE ONLY – Subdivision Review (REFERENCE Chapter 66 Subdivisions, Lisbon Code of Ordinances)	
Application Number:	Project Name:

Property Information

6. Location of Property (Street or Road) 11 Grandview St. Lisbon, Me

Register of Deeds

Book 10559 Page 271

Lisbon Tax Maps

Map U-18 Lot 32

7. What legal interest does the applicant/owner have in the property to be developed (fee ownership, option, purchase and sale contract, etc.)? Attach evidence of interest.

Real Estate / Rental Investment

8. What interest does the applicant/owner have in any property abutting the parcel to be developed?

None

9. Are there any easements or restrictive covenants on the property to be developed?

Yes ☒ No If yes, please specify: _____

10. Current zoning of property:

Village

Current use(s) of property:

Field

11. Is any part of the project or property(s) in question part of an overlay zone? NO

 Aquifer Protection Overlay

 Wellhead Protection Overlay

12. Indicate if this property has previously been reviewed and/or permitted as part of a town-approved subdivision, site-plan review, conditional use, floodplain development, or other planning board or appeals board review:

None

Project Information

13. Number of proposed lots: 1 Number of original lots: 1

Indicate if a an Open Space Subdivision (required if 10+ acres in ROS-I and ROS-II zones): N/A

Indicate if any uses are proposed other than residential: None. We are not subdividing the land. Planning to put 2 buildings on same lot.

OFFICE USE ONLY – Subdivision Review (REFERENCE Chapter 66 Subdivisions, Lisbon Code of Ordinances)	
Application Number:	Project Name:

14. Are there any state or federal permits required for the proposed use? _____ Yes ☒ No

If yes, please attach a list of all required permits and the status of any permitting activities.

15. List all professional surveyors, engineers, architects, or others preparing this Subdivision (if applicable):

Firm or Licensed Individual: Jan Boucher, Cornerstone Surveying, Ldco-8015

Firm or Licensed Individual: Double D Designs, Dennis Douglass, 751-6778

If additional professionals, attach separate list.

16. Does this development propose the extension of public infrastructure? _____ Yes ☒ No

If yes, what kind:

_____ streets/roads	_____ sewer lines
_____ sidewalks	_____ storm drains
_____ fire hydrants	_____ water lines
_____ other: _____	



02-01

Dear Members of the Lisbon Falls Planning Board,

River Driver Cannabis Co. is seeking a change of use to operate an Adult Use retail marijuana store at 8 Main St located in the Village Zone of Lisbon Falls. We are a small family owned cannabis company that currently has an adult use manufacturing and retail store, located at 132 Church Rd in Brunswick ME. We have been operating since March of 2021. Our products are currently in 30 Adult Use marijuana retail store across the state.

The town has approved the use of an Adult Use marijuana retail store within the Village Zone. In addition, the ordinance provides mandatory setback (buffers) between Adult Use marijuana retail stores and sensitive uses such as schools and daycares.

Local community impact will be minimal as the Zone where the Adult Use marijuana retail store would be located is approved for this use and set back the appropriate distance from schools and daycares. Further the location has already been approved for a Medical Marijuana retail store. If anything, Adult Use marijuana retail stores are more highly regulated by the state. The below addresses, in further detail, all factors that are applicable to a conditional use permit.

Current use approval is for a medical marijuana dispensary (retail store).

Proposed use is a small Adult Use marijuana retail store on the first floor of 8 Main St. The sales floor will be between 400 and 500 square feet. All product will be stored in compliance with the state and local security requirements and sold to customer's age 21 years and older. All marijuana products will be pre-packaged for individual sales and at no time will there be loose or bulk marijuana stored onsite. The basement will be used as a residential unit (which is the current approved use for the space). Proposed minor improvements will include additional security cameras and a finished vault to ensure compliance within the robust state security requirements for Adult Use marijuana retail stores. Interior and exterior cosmetic siding and exterior signage.

3. A (i.-v.)

As there will be no new construction at the site; Health and Pollution as a result of new construction, Building Sites, Wildlife habitats, and Shore coverage will not be affected.

The proposed use is similar to general retail. It will not produce anything that is deleterious to human health or general pollutants of any kind. Similar to general retail and the prior use, Medical marijuana retail, waste and waste water that will be produced will be normal and the product of daily upkeep, maintenance, and cleaning of the store, packaging, such as cardboard boxes, from inventory deliveries, and waste and waste water generated from daily activities of employees and customers (use of the restroom, discarding of items, items for bag lunches, etc.) The only marijuana waste that could be generated would be products that have expired. Such waste will be stored and rendered unusable and unrecognizable by taking the product out of the packaging and mixed with dirt, food waste, or other organic materials within the view of cameras as required by state law. Once the marijuana is rendered unusable and unrecognizable it will be disposed of by a waste refuse company, such as Pine Tree Waste Management. River Driver Cannabis Co will utilize existing utilities including town sewage and waste water, for waste water disposal and will contract with a waste disposal company for

weekly disposal of reuse (including any marijuana waste that has been rendered useable and unrecognizable) and recycling.

3. B (i.-xi.)

8 Main St is located in the Village Zone. The Town Council, in amending the local ordinance to make Adult Use marijuana retail stores a permissible use with conditional use approval within the Village Zone, has deemed an Adult Use marijuana store to be an appropriate and compatible use within the Village Zone.

Currently there are no Adult Use marijuana retail stores operating within the Town. The proposed Adult Use marijuana store will meet a consumer need with the Town in that it will provide access to state legal marijuana products to consumers 21 years of age and older that are, as required by state law, tested to ensure that they are free of toxins, heavy metals, harmful chemicals, and mold and mildew, labeled to provide accurate and important information to the consumer, and packaged in child resistant, tamper evident packaging.

The location is located near the corner of Main Street and Lisbon Street. There are at least four on street parking spots along Main Street in front of the store, four additional on Street spots on Lisbon Street, and a public parking lot on the other side of Main Street. This is more than sufficient to meet the parking needs of the proposed use. In addition, the existing sidewalks and crosswalks are sufficient to allow customers to safely access the retail store from any of these parking locations.

River Driver Cannabis Co is not proposing any new construction or increase to existing impervious surfaces. All aspects of the use will occur within the building. There is nothing about the proposed use that will impact the land or water, create the potential for erosion, impact existing topography or drainage features.

The water use, similar to general retail and the current Medical marijuana retail store use, will be minimal and the result of restroom use by customers and employees and daily cleaning of the retail store. River Driver Cannabis Co will utilize existing utilities including town water.

As noted above, the waste generated will be comparable to any small retail store. Waste and waste water that will be produced will be nominal and the product of daily upkeep, maintenance, and cleaning of the store, packaging, such as cardboard boxes, from inventory deliveries, and waste and waste water generated from daily activities of employees and customers (use of the restroom, discarding of items for items for bag lunches, etc.) The only marijuana waste that could be generated would be products that have expired. Such waste will be stored and rendered unusable and unrecognizable by taking the product out of the packaging and mixed with dirt, food waste, or other organic materials within the view of cameras as required by state law. Once the marijuana is rendered unusable and unrecognizable it will be disposed of by a waste refuse company, such as Pine Tree Waste Management. River Driver Cannabis Co will utilize existing utilities including town sewage and waste water, for waste water disposal and will contract with a waste disposal company for weekly disposal of reuse (including any marijuana waste that has been rendered useable and unrecognizable) and recycling.

The impact of local population and communities will be minimal as the town has deemed Adult Use marijuana stores to be an appropriate and compatible use within the Village Zone and the location meets the setbacks from schools and daycares as required by the local ordinance.

The proposed use will not impact Transportation facilities. The closest stop of the Lisbon connection public transport is several blocks away at the intersection of North and Main Street.

Attached are the following documents for evidence;

LOI

Deed for the property

Operating agreement

Certificate of Formation

Zoning map

Site Plan

Site Plan with location of exterior entrance, signage, and lighting

Picture of exterior signage example

Picture of our current Adult Use marijuana retail location

Because we meet all the factors applicable to a conditional use permit, we respectfully request the Planning Board grant our request for conditional use approval to operate a small Adult Use marijuana retail store at 8 Main Street.

Thank you for your time and consideration.

Sincerely,

Lisa Finlayson-Brown

Application Number:	Date Received: 12/27/21
Project Name:	Fee Paid (amount): 12/23/21 \$150
Applicant:	✓ 1190



Town of Lisbon, Maine

CONDITIONAL USE APPLICATION

Project Name/Title: River Dunes Cannabis Co Adult Use Marijuana Retail Store

This application must be received at the Town Office by close of business on the 2nd Thursday of the month to be considered at the regular Planning Board meeting on the 4th Thursday of the month. The applicant shall provide 10 copies of the application form and all submission materials.

Applicant Information

- Name of Applicant: Lisa Finlayson-Brown
Address: 21 Main St South Freeport ME 04032
Telephone: (207) 615 5394
- Name of Property Owner (if different): Cliff Miller
Address: 17 Edgercomb Rd Lisbon Falls ME
Telephone: (207) 841-7807
- Name of authorized agent (if different): N/A
Address: _____
Telephone: ()
- If applicant is a corporation, check if licensed in Maine: _____ No ☒ Yes
(if yes, attach a copy of State registration)
- Person and address to which all correspondence regarding this application should be sent (if different):
Name: Raymond Payne
Address: 132 Church Rd Brunswick ME 04011
Telephone: (207) 939-7490

I have reviewed all submission requirements and completed the remaining pages of this application form.

☒ Attachments Checklist

☒ Waiver Request Form

To the best of my knowledge, all the information submitted in this application is complete and correct.

Signature of Applicant: [Signature]

Date: 12/21/21

Application Number:

Project Name:

Property Information6. Location of Property (Street or Road) 8 Main Street

Register of Deeds

Book 10966 Page 258

Lisbon Tax Maps

Map 005 Lot 221

7. What legal interest does the applicant/owner have in the property to be developed (fee ownership, option, purchase and sale contract, etc.)? Attach evidence of interest.

Letter of intent to purchase the property *see attachments8. What interest does the applicant/owner have in any property abutting the parcel to be developed?None

9. Are there any easements or restrictive covenants on the property to be developed?

Yes ☒ No If yes, please specify: _____10. Current zoning of property: VillageCurrent use(s) of property: Medical marijuana store

11. Is any part of the project or property(s) in question part of an overlay zone?

 Aquifer Protection Overlay Wellhead Protection Overlay

11. Indicate if this property has previously been reviewed and/or permitted as part of a town-approved subdivision, site plan review, conditional use, floodplain development, or other planning board or appeals board review:

Conditional use Medical marijuana store**Project Information***If the applicant is not the owner of the property, then a letter of intent from the owner authorizing the application as submitted and noting that it is provided with the full authority of the owner.*12. Nature of the Project. Provide a brief description of the proposed project, including proposed use(s), proposed buildings and structures, proposed site work and other improvements to the property, or other information to familiarize the Planning Board with your application.We are proposing to operate a small Adult Use marijuana retail store on the 1st floor and use the basement as a residential unit (currently the approved use for the basement).

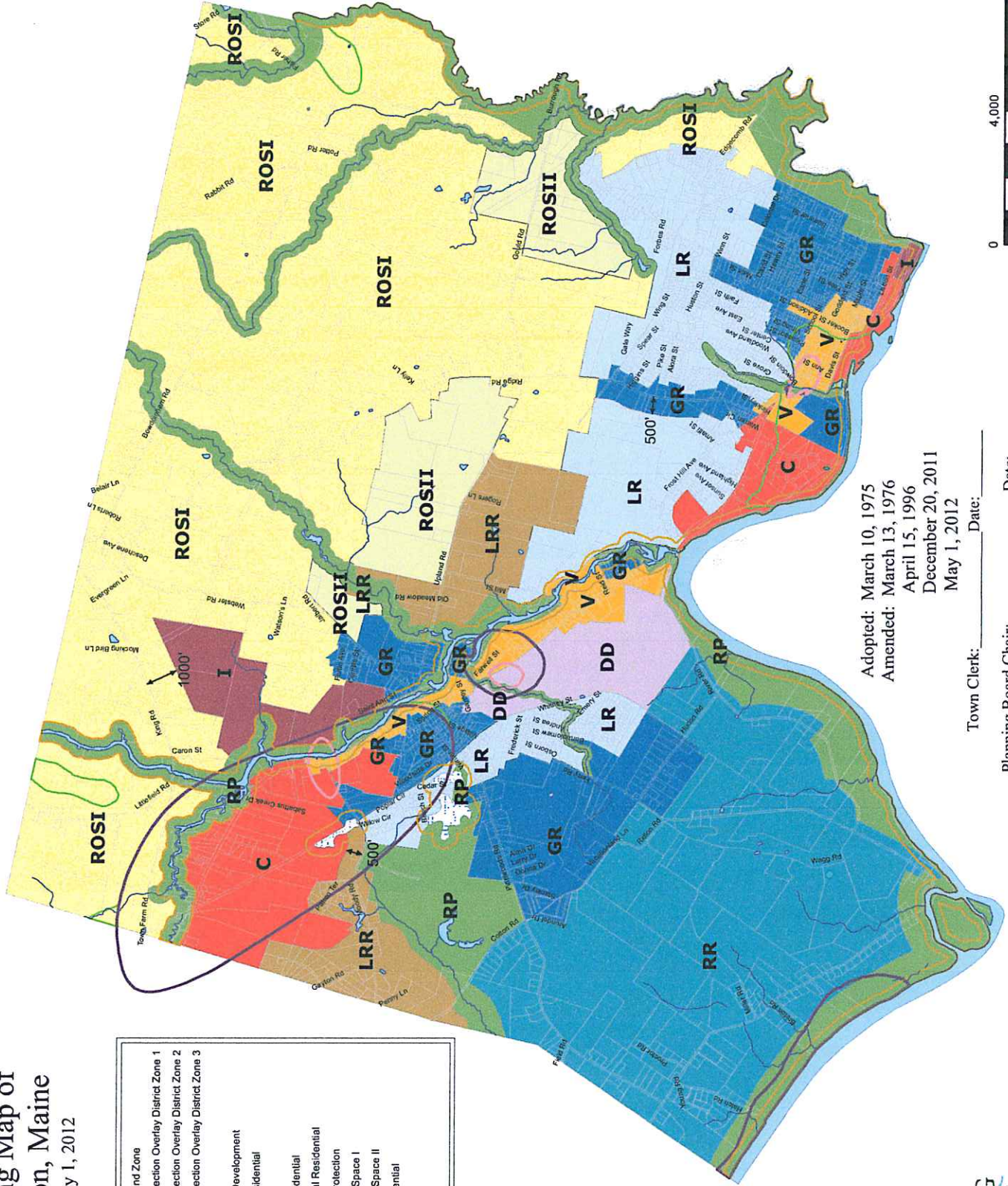
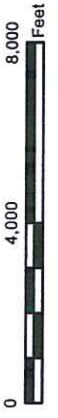
Zoning Map of Lisbon, Maine May 1, 2012

250' Shoreland Zone	RP
Aquifer Protection Overlay District Zone 1	GR
Aquifer Protection Overlay District Zone 2	GR
Aquifer Protection Overlay District Zone 3	GR
Commercial	C
Diversified Development	DD
General Residential	GR
Industrial	I
Limited Residential	LR
Limited Rural Residential	LRR
Resource Protection	RP
Rural Open Space I	ROS I
Rural Open Space II	ROS II
Rural Residential	RR
Village	V
Wetland	W



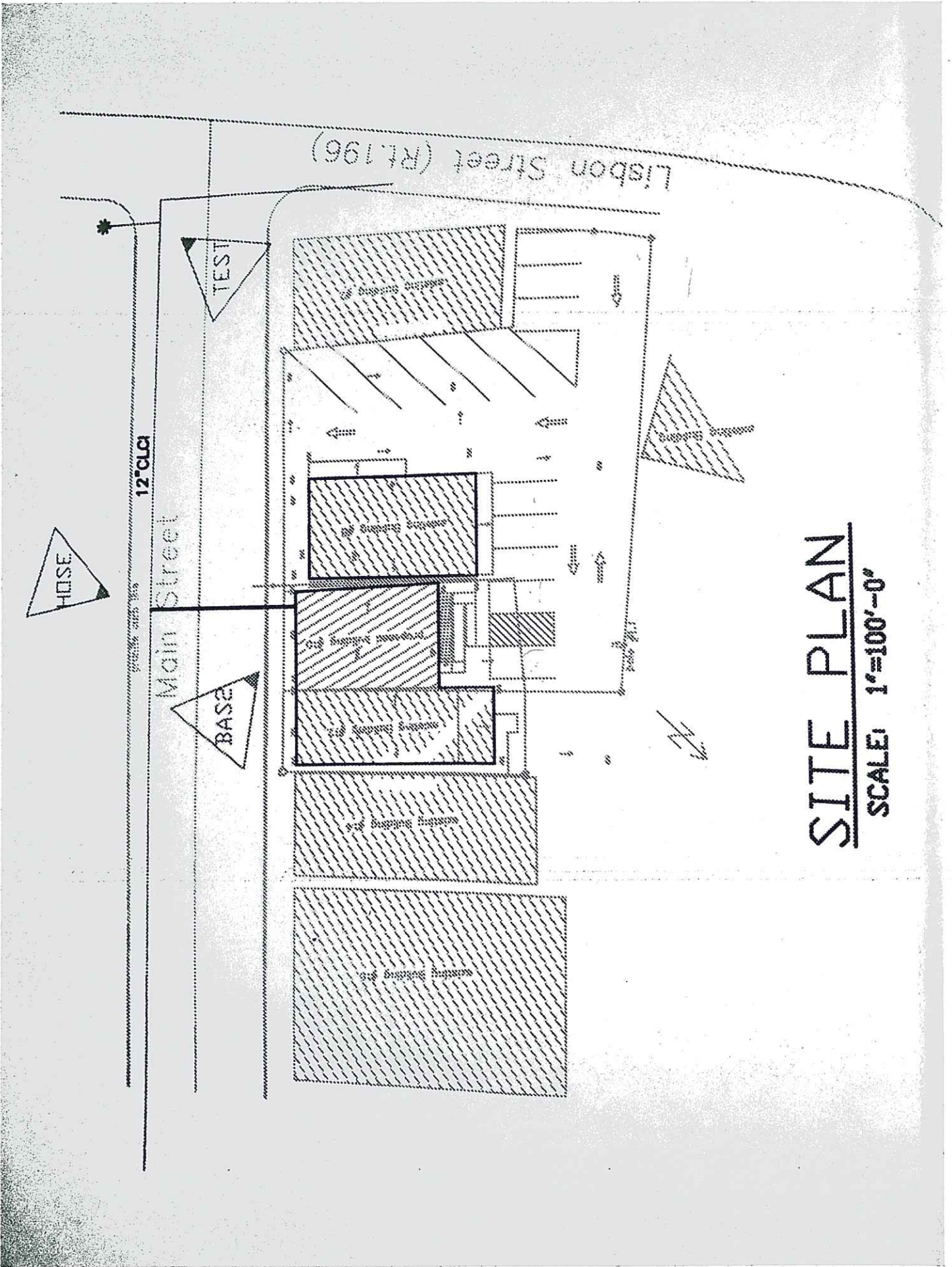
Adopted: March 10, 1975
Amended: March 13, 1976
April 15, 1996
December 20, 2011
May 1, 2012

Town Clerk: _____ Date: _____
Planning Board Chair: _____ Date: _____



SITE PLAN

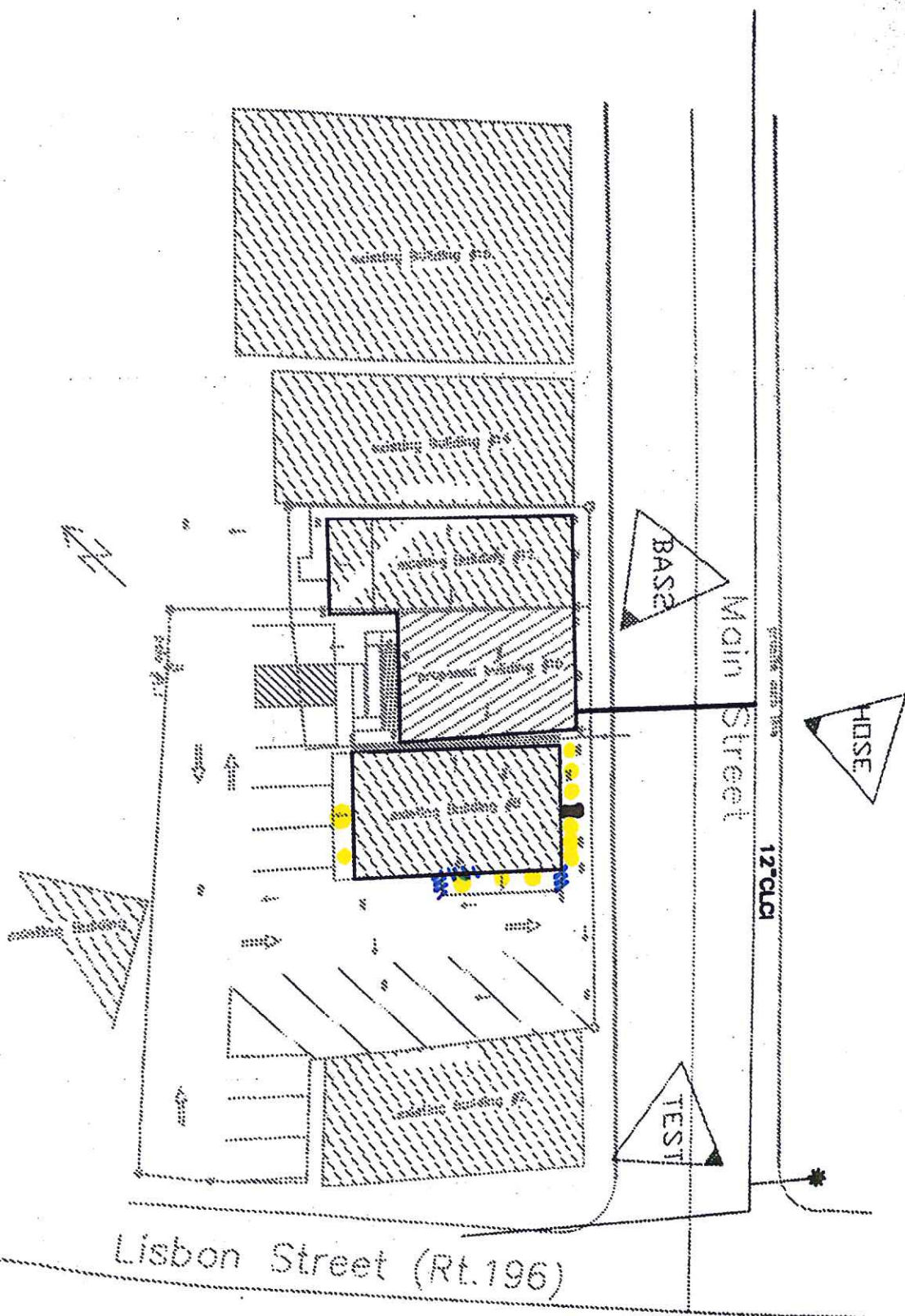
SCALE: 1"=100'-0"

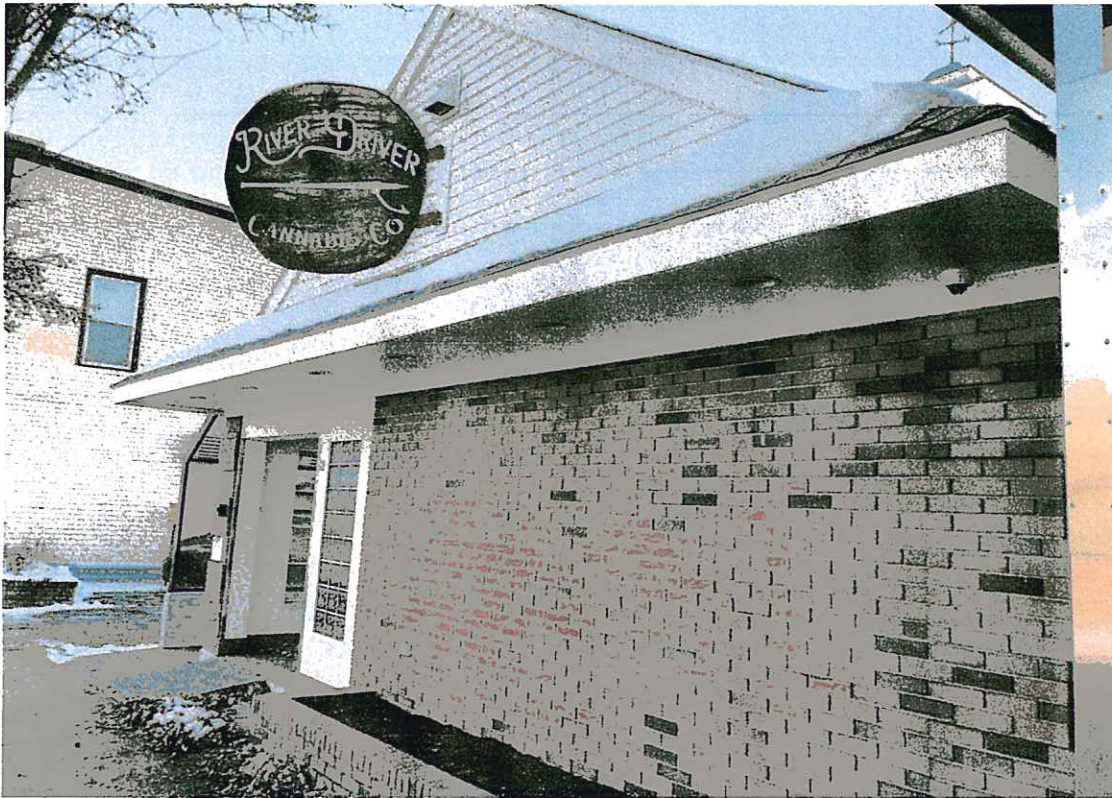




SITE PLAN

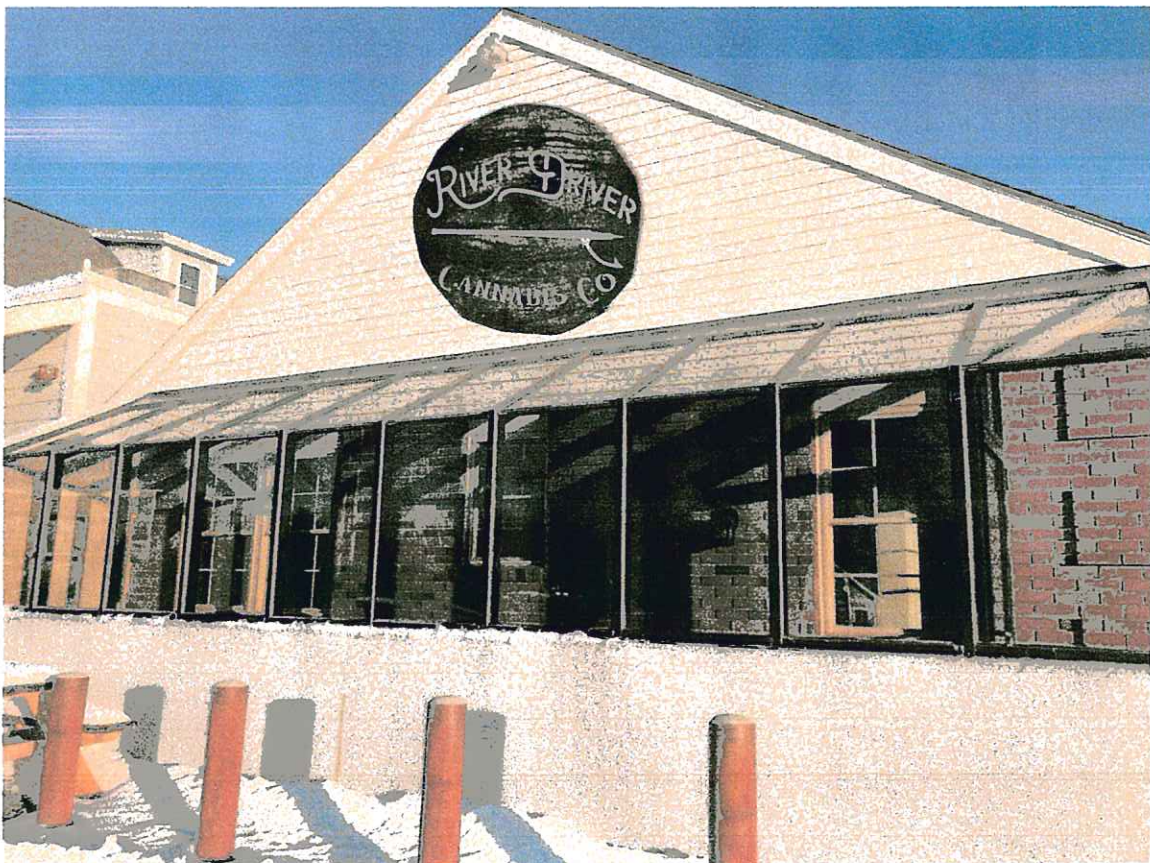
SCALE: 1"=100'-0"





8 Main Street Lisbon

We are proposing to do the same live siding as our current Adult Use marijuana store in Brunswick on the exterior siding and leave the exposed brick



River Driver Cannabis Co Adult Use marijuana retail store
Located at 132 Church Rd, Brunswick, ME 04011



22 - 02

\$150

pd 1/10/22
CASH

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)	
Application Number:	Date Received:
Project Name:	Fee Paid (amount): \$150
Applicant:	



Town of Lisbon, Maine CONDITIONAL USE APPLICATION

Project Name/Title: Cannabis Angels - 5 Canal St

This application must be received at the Town Office by close of business on the 2nd Thursday of the month to be considered at the regular Planning Board meeting on the 4th Thursday of the month. The applicant shall provide 10 copies of the application form and all submission materials.

Applicant Information

2. Name of Applicant:

Address

Telephone

Lorelei Lyn Hilliker

5 Canal St. Lisbon Falls, ME 04252

6071522-0074-cell 353-4279 Kitchen

1. Name of Property Owner (if different):

Address

Telephone

()

3. Name of authorized agent (if different):

Address

Telephone

()

4. If applicant is a corporation, check if licensed in Maine:

No ☒ Yes

(if yes, attach a copy of State registration)

5. Person and address to which all correspondence regarding this application should be sent (if different):

Name

Address

Telephone

()

I have reviewed all submission requirements and completed the remaining pages of this application form.

☒ Attachments Checklist

☒ Waiver Request Form

To the best of my knowledge, all the information submitted in this application is complete and correct.

Signature of Applicant

1/6/2022
Date

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)	
Application Number:	Project Name:

Property Information

6. Location of Property (Street or Road) 5 canal st. Lisbon falls, me 04252
 Register of Deeds Book 13 Page 700 also on book 50 pg: 18
 Lisbon Tax Maps Map 405 Lot 13 easement book 9069 pg: 2
 book 9069 pg: 5
 book 10157 pg: 18
7. What legal interest does the applicant/owner have in the property to be developed (fee ownership, option, purchase and sale contract, etc.)? Attach evidence of interest.
purchase + sale contract
8. What interest does the applicant/owner have in any property abutting the parcel to be developed?
none
9. Are there any easements or restrictive covenants on the property to be developed?
 Yes ☒ No ☐ If yes, please specify: _____
10. Current zoning of property: VILLAGE
 Current use(s) of property: medical marijuana retail store 3 products manufacturing facility
11. Is any part of the project or property(s) in question part of an overlay zone?
☐ Aquifer Protection Overlay ☐ Wellhead Protection Overlay
11. Indicate if this property has previously been reviewed and/or permitted as part of a town-approved subdivision, site plan review, conditional use, floodplain development, or other planning board or appeals board review:
approved - conditional use - medical marijuana products manufacturing and retail store

Project Information

If the applicant is not the owner of the property, then a letter of intent from the owner authorizing the application as submitted and noting that it is provided with the full authority of the owner.

12. Nature of the Project. Provide a brief description of the proposed project, including proposed use(s), proposed buildings and structures, proposed site work and other improvements to the property, or other information to familiarize the Planning Board with your application.
no changes from previous use; adding a state adult use license.