



## MINUTES PLANNING BOARD DECEMBER 10, 2020

Christopher Huston - Regular 2022  
Curtis Lunt - Regular 2022  
Patrick Maloy - Associate 2021  
William Kuhl - Regular 2023  
Lisa Ward - Regular 2021  
Shaun Carr - Regular 2021  
Dan Leeman - Associate 2022

1. **CALL TO ORDER:** The Chairman, Mr. Lunt called the meeting to order at 7:00 PM.
2. **ROLL CALL:** Regular members present were, William Kuhl, Shaun Carr and Lisa Ward. Chris Huston was excused. Associate members present were, Dan Leeman and Patrick Maloy. Also present was Code Enforcement Officer Dennis Douglass and Town Council Representative Don Fellows. There were three audience members. The Chairman extended voting privileges to Dan Leeman.

### CHAIRMAN'S REVIEW OF MEETING RULES:

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

3. **WRITTEN COMMUNICATIONS:** Minutes of November 12, 2020  
The meeting minutes of November 12, 2020 were distributed to all the members. The Chairman asked if there were corrections or additions.  
**VOTE (2020-36)** Mrs. Ward, seconded by Mr. Carr, moved to approve the Minutes of November 12, 2020 as presented. **Vote 5-0 Carried.**

#### Site Visit Case #20-7 –

The Chairman stated that the Site visit went well and was well attended.

He also wanted to send out a Merry Christmas and a safe and Happy New Year greeting to everyone.

4. **NEW BUSINESS – None**
5. **PUBLIC HEARING – Case #20-07 – Conditional Use Application – Maine Cannabis Exchange, LLC**  
41 Capital Ave., Lisbon Falls ME 04252  
Tax Map U10 Lot 010
  - Medical Marijuana cultivation

The Chairman opened the Public Hearing.

The Applicant, Peter Ingram from South Portland stated that he could answer any questions that the Board would have.

Dennis stated that he received an email from an abutter, Jim Lamson asking the Planning Board to consider an odor control plan and a security plan. He stated that both of those are requirements of the licensing through the Town Council and will be in place prior to licensing.

Hearing no other comments, the Chairman closed the public hearing.

6. **UNFINISHED BUSINESS – Case #20-07 – Conditional Use Application – Maine Cannabis Exchange**

Mr. Douglass spoke about the business, stating that the applicant is not the owner of the property and that he has a letter from the owner authorizing him to operate and a statement from the applicant addressing all the applicable factors. He then went through the Conditional Use Standards Checklist and Local Ordinance Checklist.

Mr. Lunt asked if the materials outside the building used by Harvey Metals would remain there or would it be removed soon. The applicant stated that it was his understanding that those items would be removed soon.

Mr. Lunt wanted to discuss the distance to the school. Mr. Douglass stated that it meets the requirements of the State.

Mr. Ingram stated that once he gets the approval from the Planning Board, he would then get the approval from the office of Marijuana Policy in writing as well.

Mrs. Ward asked the applicant to describe his plan for Odor Control.

Mr. Ingram stated the unit is self-contained and there's a firewall between both abutters with no air passage between spaces. They'll be building independently standing rooms that will be completely sealed with no air movement inside or outside those spaces to protect from pests or mold spores to protect the crop. The little envelopes that they build for the specific rooms are also sealed to maintain temperature and humidity control as well as low levels of carbon dioxide to help plant growth. Within each space, they'll have carbon scrubbing technology in place to mitigate any odors that they would produce.

**VOTE: (2020-37)** Mr. Kuhl, seconded by Mrs. Ward moved to approve the application contingent on approval from the office of Marijuana Policy. **VOTE: 5-0 Carried**

**7. OTHER BUSINESS – None**

**8. TOWN PLANNER – None**

**9. CODE ENFORCEMENT OFFICER –** Dennis stated that since the Planning Board will be taking the Medical Marijuana Policy training that they will wait till after then to have the Workshop.

Town Council representative Don Fellows stated that the Town Council has a Workshop planned with the Planning Board on January 19, 2021 to discuss the Training.

**10. ADJOURNMENT TO WORKSHOP – None**

**VOTE: (2020-38)** Mr. Carr, seconded by Mr. Leeman moved to adjourn at 7:20 p.m.

**Vote 5-0 Carried.**

Respectfully Submitted.

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Lisa B. Smith, Deputy Town Clerk

Date Approved:                     , 2021