

TOWN OF CASCO
PLANNING BOARD MINUTES
FEBRUARY 8, 2021



Planning Board Members Present: Lynne Potter, Chairman, Stan Buchanan, Gene Connelly, Ryan McAllister, Alternate

Absent: James Macklin, Steve Linne, Ray Grant

Public Present: John Wiesemann, CEO, Mary Tremblay, Assistant, Tom DuBois, Planner, Jim Seymour, Planner. Craig Sweet, Terradyn, Sashie Misner, Casco Inn, (See attached list)

- Lynne called the meeting to order at 7:10 P.M. A quorum was determined with 3 regular members.

Lynne moved to make Ryan a voting member for tonight's meeting

Gene seconded the motion

The Board voted 4-0 in favor, 0 opposed, 0 abstentions

- Approve the November 9, 2020 and January 11, 2021 Meeting Minutes
November Meeting Minutes will be tabled until March 8, 2021 meeting for further review

Gene moved to table the November Minutes until March 8th meeting

Stan seconded the motion

The Board voted 4-0 in favor, 0 opposed, 0 abstentions

Gene moved to approved the January 11, Minutes as written

Ryan seconded the motion

The Board voted 3-0 in favor, 0 opposed, 1 abstentions, (Lynne was absent for this meeting)

Old Business:

- Casco Inn, Addition, 434 Roosevelt Trail, Map 2, Lot 21-A, Presented by Sashie Misner on behalf of Application Chris Eck and RGW Properties, Additional materials requested by the Planning Board at the January 11, 2021 Meeting.

Sashie Misner gave a brief presentation of the material that was requested by the Planning Board at their January 11, 2021 meeting. She stated she has included the recommendations by Town Planner Tom DuBois. Abutter addresses, Stamped Survey, Soil Logs, Exterior Lighting, Driveway Locations, Storm water Drainage Plans which are stamped with reports, Utility Plan, She noted the

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“Meadow Buffer” was intended to be a storm water buffer and will not be changed or modified during construction, the applicant does not plan on mowing that area to create a meadow. Water and sewer lines have been shown on the plan. She stated parking spaces have been shown within a gravel lot. Proposed utilities are underground and electric and water services shall connect from the existing building to the addition. She noted there are 3 existing septic systems; a new one will be put in and one of the 3 will be removed due to age and failing condition.

Tom commented all standards have been met, no variance requests are needed for septic, parking spaces are designed and adequate, He noted he has found the plan complete.

Lynne opened the meeting to public comments at 7:20 p.m.

No comments from the public
Public participation closed

Lynne asked Tom is the Intensity Soil meets standards

Tom replied yes, all completed

Stan asked if all the Boundary Surveys are all stamped and signed as requested

Tom replied yes, all completed

Lynne noted the parking and leach field looks good

John stated he had taken reviewed the septic designs and all looked good.

No other questions

The Board voted on the Casco Inn Addition Site Plan Review

Stan moved to approved the plan as submitted

Gene seconded the motion

The Board voted 4-0 in favor, 0 opposed, 0 abstentions

Tom DuBois asked if the Board would consider moving the agenda item Additions; to set date for the upcoming Public Hearing for the proposed contract Zoning Agreement for Hancock Leasing Limited Liability, Map 43, Lots 32B and 24C

The Board agreed.

The Board set the date for the Public Hearing for the Proposed Contract Zoning Agreement for Hancock Leasing Limited Liability, Map 43, Lots 23B and 24C for March 8th, 2021

New Business:

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- Terradyn Consultants LLC – Presented on Behalf of Applicant 224 Roosevelt Trail, LLC, Justin Strout – Site Plan Review Application for Two Proposed Buildings to be used for Cannabis Cultivation, 234 Roosevelt Trail, Map2, Lot 3-A1.

Lynne noted an email was received on February 5, in response to Jim Seymour’s review and comments from Craig Sweet of Terradyn Consultants and would like to have had paper copies at tonight’s meeting and please be sure going forward that the Board receives the paper copies. She asked Craig Sweet to reiterate his comments at this time.

Craig Sweet of Terradyn Consultants gave a brief summary of the plans. He stated the property is 2.96 acres located in the Commercial Zoning. The site is largely developed and currently comprised of two buildings and a large drive and parking area along Roosevelt Trail (Route 302) this provides access to the site. The Applicant is proposing to construct two new, single-story buildings with parking, sidewalks and utilities. The new buildings will be 5400 and 6000 sq. ft., he noted the buildings will be utilized to expand the current cannabis cultivation facility, there be no lease of the building the applicant will retain ownership.

Lynne asked Jim Seymour to review his comments on the items in question/concerns regarding the plan.

Jim stated: More landscaping along the building fronts, Note or plan showing number of parking spaces and ADA Compliance, plans showing means for collecting runoff, off parking lot to settle runoff sediment prior to discharging bover filled embankment channels. Provide where flows are concentrated, Add slope stability prevention and notes along edge of parking, possible storm water sediment basins, re-locate the sites septic fields via HHE-200 forms/design for proper building setbacks, determine if MDOT needs to update for expanded commercial site and if culvert necessary under entrance, question on consideration to address odors or any stored growing fertilizers or growing nutrients in solid or liquid form.

Lynne asked if there has been any comment from the Fire Chief regarding the access to the building and safety.

Jim asked about storage on site and how it is handled.

Craig Sweet noted he is not familiar with how much but does believe it is stored in the building and the way it is stored will not be changing.

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Stan stated if fertilizer is being store he would like a detailed plan of where and how and what safety precautions they will be taking.

Jim stated it can be stored it just needs to be documented as to how. He noted there should be a spill prevention plan as well.

Stan noted his concern is being across from a day care center. He stated he would like to make sure folks are aware of it. He noted there are odors that are released into the air and he would like to know what plan will be mitigated to take care of the release of the odors and the equipment for the storage of the product.

Craig stated he will speak to the owner on these concerns as he is more versed at the harvesting. He did note that he is unaware of any problems but will get the information.

Jim Seymour noted some security system plans would be good to add as well for the peace of mind for the town and the public.

Lynne asked if it will just be growing and cultivating or will there be making of items such as edibles etc.at this site.

Craig Sweet noted it will be just a grow site

Jim noted the license is a grow/cultivation site not sales of the product.

Lynne asked what happens to the soil that was used for the growth of the plants

Craig noted he is not aware of the growing process. However, there are licensed facilities that do take the product away

Lynne stated she would like to see something on the plan that shows how and where the waste is disposed of.

Craig stated the product will be store inside the building for security reasons.

Craig noted the building will be prefab-metal pretty much the same of what is there at this time.

Ryan noted he would like to see some documentation of noise from the equipment.

Jim noted he would like to see some measurement of noise level or decibel rating at property line.

Ryan asked the level of comfort in Jim's view on the stability of the slope on the northern property line

Jim asked if the applicant has done any geological study on the stability of the slope.

Craig Sweet noted not at this time but the applicant does have someone lined up to do that.

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Jim noted his concern is the front side of the building with the drop off near the road and would like the applicant to show more work done on the erosion control for this area.

Lynne opened the meeting to public participation at 7:40 p.m.

Wayne Ward noted he did own this property and owns property around the building and did talk to the applicant about the security lights on the backside of the building, that they needed to be shielded and would like to make sure further lighting will be in the plan. He also noted a fence will be in place around the two propane tanks and the generator.

Jim stated these concerns are recorded and the Board will work with the applicant to make sure the visual impacts will meet the performance standards.

Lynne closed the meeting to the public at 7:55 p.m.

Jim noted the Board may want to table the decision until the next meeting to give the applicant time to pull all the requested information together.

Stan noted it would be better for the applicant to gather up all the information and come back

Lynne asked Craig to submit as much information as possible

Jim recommended accepting the application

Stan moved to accept the application

Gene seconded the motion

The Board voted 4 in favor, 0 opposed, 0 abstentions

Stan moved to table the application until the next meeting or until the information is available

Ryan seconded the motion

The Board voted 4 in favor, 0 opposed, 0 abstentions

Additions:

John asked the Board if they had any objections to moving the meetings to 6:00 p.m. or 6:30 p.m. this would be to make it a bit easier on some that have a long drive to get here and back home.

Lynne stated 6:00 p.m. would not work but 6:30 would.

Stan moved to reschedule the meeting time from 7:00 p.m. to 6:30 p.m. going forward

Lynn seconded the motion

The Board voted 4 in favor, 0 opposed, 0 abstentions

Stan thanked John for the reports

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Lynne noted that it would be fine for the paper copies to be mailed or available at the meeting. She stated she did not expect the huge applications to be mailed but, the things such as comments from the planner, minutes, agendas etc. if they could be or if not have it available at the meeting.

Mary agreed that could be done.

Adjourned:

Stan moved to adjourn the meeting

Gene seconded the motion

The Board voted 4 in favor, 0 opposed, 0 abstentions

The meeting was adjourned at 8:30 p.m.

Lynne Potter, Chairman

Respectfully Submitted,
Mary Tremblay, Admin. Assistant