

## **MINUTES**

### **NORWAY PLANNING BOARD**

**MAY 11, 2017**

PRESENT: Chairman – Dennis Gray, Secretary – Mary Lou St. John, Michael Quinn, Anita Hamilton, Anthony Morra and alternate – Conrad McAllister. Absent: alternate – Tom Hoffelder.

**MINUTES OF APRIL 27, 2017.** Motion was made and seconded to approve as presented. It was so voted.

**MATTHEW NEW PUBLIC HEARING/MEDICAL MARIJUANA GROWING AT 12 KING STREET. MAP 27, LOT 188. RECORD OWNER MADKO PROPERTIES LLC.** Mr. New will lease the building at 12 King Street and sublease to 3 growers of medical marijuana. There will be no sales out of this facility. There will be no extracting.

Adam Brown – asked what the square footage was for each floor of the building.

Mr. Pratt (owner of building) – stated the building is 36x60.

Dennis Yates (fire chief) – stated he wants a knox box located on the building so a key can be accessed by the fire department, even though there will be security.

Matthew New – stated they can do that.

Dennis Yates – asked what the access is for all floors of the building and will there be security between the floors.

Mr. New – stated they will see that the fire department has what they need.

Andrea Burns (Norway downtown group) – stated that she represents the downtown group and that they work hard to support the downtown area. She noted that this is a residential street that is also a very vulnerable street. She asked if there were any plans to improve the look of the building and is there off street parking?

Mr. New – stated that there will be 3 people going there for 15 to 20 hours a week. They are installing a new entrance that he feels will dress up the building a bit.

Jim McBride – asked what the security would be? He noted that this is high value merchandise and concerning with regard to the carrier of the product.

Andrea – asked if there would be security lighting?

Adam Brown – stated there is a stipulation per statute on the transport allowed. Each floor has 1 caregiver that can have 5 oz a month per person, so 25 oz total; there is more room for other growers.

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Rob Federico (police chief) – stated that the medical marijuana growing ship has sailed. He is concerned what will happen when the retail aspect takes place. If someone wants retail, does the planning board consider this a change of use.

Dennis Gray (pb chair) – stated yes it is a change in use and it will require review.

Andrea Burns – if they were to distribute at this building would it be a change?

Dennis Gray – yes.

Jim McBride – any commercial would be a change?

Dennis Gray – yes.

Matthew New – stated he agreed that it would be.

Anthony Morra – asked how much they can transport?

Rob Federico – stated that it isn't an easy answer.

Anthony Morra – asked if they needed a license to grow and to transport.

Rob Federico – yes. Also asked if there would be a key holder?

Matthew New – yes.

Public hearing closed.

JESSE WALL PUBLIC HEARING/CONSTRUCT PRIVATE HEALTH CLUB & FITNESS TRAINING CENTER ON ALDRICH AVENUE. MAP 31, LOT 12-2. Mr. Wall stated that he runs a community fitness based club; community building through the avenue of fitness. He does work with youth at the school, as well as operating his fitness center. He stated the construction is a metal building, pretty straight forward with a small outbuilding. There were no comments and the hearing was closed.

**MATTHEW NEW CONTINUED/REVIEW OF SITE PLAN PERFORMANCE STANDARDS.** In review of the performance standards, all applicable standards were adequately met and note the following: 6. no signage 7. There are no special features 8. Exterior lighting will be minimal. Motion was made and seconded to approve the site plan conditional that there be plantings outside the building to enhance it. Anita Hamilton asked about the odor, since it was previously stated by Mr. New that there wouldn't be any. Chairman Gray stated that they have been assured that there are proper filters so that odor won't be a problem. If it is not the case, the board can re-visit. It was so voted. Motion was made and seconded to authorize the building permit. It was so voted.

**JESSE WALL CONTINUED/REVIEW OF SITE PLAN PERFORMANCE STANDARDS.** In review of the performance standards, all applicable standards were adequately met and note the following; 4. 33

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parking spots 6. 2'x3' sign on the building 8. Exterior downlight sconces along the building 18. Will have some exterior plantings 19. Mike Quinn noted that this is quite an undertaking for one person. Jesse stated he had planned carefully and does a lot of athlete outreach with SAD #17. Motion was made and seconded to approve. It was so voted. Anita Hamilton abstained and alternate, Conrad McAllister a voting. Motion was made and seconded to authorize the building permit. It was so voted.

Meeting adjourned.

Respectfully submitted,

Mary Lou St. John

Secretary

shb