

Mechanic Falls Planning Board

October 21, 2019

MEMBERS PRESENT:

Walter Goss-Vice Chair
Paula Stotts
Forrest Martin

Lou Annance
Lou Goulet-Chair
Paula Bolduc

STAFF PRESENT:

Fred Collins Jr,- CEO
Julie Ward- Town Clerk

OTHERS PRESENT:

Tyler Thayer	Verna Coolidge	Sharon Webster
Rena Berry	Jeff Coolidge	Richard Bennett
Martha Yates	Aubrey Russell	Mark Gary
Milton Walker	Tom Webster	

I. Call Meeting to Order

The meeting was called to order at 6:30pm

II. Pledge of Allegiance

All stood to pledge the flag.

III. Roll Call

Board Members listed above present. Jeremy Klar-absent

IV. General Reports

None

V. Old Business

None

VI. New Business

6.1 Law Office Aubrey Russell

First application presented by Aubrey Russell to open a Law Office located at 133 Pleasant Street. Paula Bolduc motioned to accept application as complete, seconded by Forrest Martin, all in favor so voted.

The board reviewed the application by line item. See Full Application for explanations

1-8 Okay

9. First Floor will be legal office, second floor will be one-bedroom apartment

10-16. Okay

- 17. planning on landscaping and clean up around the building
- 18-26. Okay

Walter Goss motioned to approve application as submitted seconded by Lou Annance, all in favor, so voted.

6.2 William French Studio apartments

Second application presented by William French looking to put studio apartments located at 5 North Main Street. Walter Goss motioned to go through the application line by line seconded by Paula Stotts, all in favor, unanimous.

- 1.okay
- 2. 5 North Main Street is correct address
- 3-8. okay
- 9. Senior Living Studio Apartments
Paula Stotts mentioned ordinance states only 4 units per dwelling with a minimum of 250sf and sprinkler system required.
William French requested a waiver for 5 units at 160sf and 2 units @ 180sf
- 10-20. okay
- 21. 10 parking spots off water street
- 22. NA
- 23. Reduction of square footage for studio units. Advertising for 55 and above and applicant seems to be complying with State laws, looking to have one handicap accessible apartment.

Walter Goss motioned to accept the waiver to allow 7 units contingent upon Fire Marshall, all code inspections for 1-person unit seconded by Paula Bolduc, all in favor so voted.

Paula Bolduc motioned to accept application as revised, seconded by Forrest Martin, all in favor so voted.

6.3 Robert Klar/Storefront Caregiver

Third application presented by Robert Klar for MMJ Caregiver Store located at 360 Pleasant Street. Paula Bolduc motioned to accept application as complete, seconded by Forrest Martin, all in favor so voted.

- 1-12. okay
- 13. Commercial Farm
- 14-17 okay
- 18-26 okay

Paula Bolduc motioned to approve application to MMG Caregivers Store as written, seconded by Lou Annance, all in favor unanimous

6.4 Tyler Thayer Caregiver/Storefront

Paula Bolduc motioned to accept the application as complete, seconded by Forrest Martin, all in favor unanimous.

1. Okay
2. Richard Bennett land owner, Tyler Thayer will be leasing
- 3-10. okay
- 6-18. okay
- 19-26. okay

The current ordinance states one retail storefront. Lou Annance motioned to amend current ordinance for retail caregiver/store front from one to two, seconded by Forrest Martin all in favor, 3 for 2 against. (Paula Stotts and Walter Goss against).

Lou Annance motioned to accept the application from Tyler Thayer for High Roller Cannabis, Forrest Martin seconded, all in favor, so voted.

Paula Stotts motioned to create a moratorium for all marijuana use in Mechanic Falls for six months, seconded by Lou Annance, all in favor, so voted.

6.5 Electrical Disconnect

Up for discussion would be creating an ordinance for all new homes to have an outside disconnect, that could be shut off in case of an emergency

6.6 Knox Box

The Fire Department would like to have an ordinance created to make all new businesses that coming have a Knox box.

VII. Ordinances: None

VIII. Executive Session: None

IX. Adjourn

Lou Annance motioned to adjourn, seconded by Paula Stotts, all in favor so voted. Adjourned 9:03pm.

Next month on November 18, 2019 @ 6:30 the plan is to have a workshop to talk about up-dating Marijuana Ordinance.

