



TOWN OF HARRISON

HARRISON PLANNING BOARD MEETING MINUTES July 10, 2024

Board Members Present: Chairman James Dayton, Vice-Chairman Scott Ramsdell, Michael Garvey, Larry Farmer, Jennifer Vane

Board Member Absent: None

Staff Present: Assistant CEO Jim Fahey, Secretary Kristen MacDonald

Public Present: LRTV, Donald Johnson, Michael Mathews, Brandon Correia, Dallas Muszynski, Wendy Gallant, Jane Sarazin, Trinity Madison, Sandra Hewson, Gayle Granger

The meeting was called to order at 6 pm by Chairman Dayton and a quorum was determined.

The Board proceeded with the election of the Chairman and Vice Chairman as follows: **Mike moved, Jen 2nd to nominate James Dayton as the Chairman. All were in favor. James moved, Larry 2nd to nominate Scott Ramsdell as Vice Chairman. All were in favor.**

1. **Old Business:**

- a. Approval of the Meeting Minutes for June 5, 2024
James moved, Larry 2nd to approve the minutes for June 5, 2024, as written. All were in favor.
- b. Site Plan Review Application – Crooked River Farms LLC/Donald Johnson 190 Deertrees Rd. – Map 44 Lot 13 – Medical Marijuana Cultivation
Abutter notices were mailed prior to the meeting.
A neighbor spoke about her concerns as to the smell being very strong and that it has been going on for a long time. Mr. Johnson let her know that he is in the middle of renovations and he will be having an air ventilation system installed that will take care of any smell. He has 2 other sites, and some have tenants above him and around him and there have never been any complaints. It is a

very extensive system. Mr. Johnson let her know that he can give her his contact information so that if there are any other issues after, she can contact him and he will correct it, but he does not think there will be any at all.

Mike moved, James 2nd to allow Crooked River Farm to operate to grow medical cultivation at 190 Deertrees Rd., as soon as the air filtration system that he presented before us is installed. All were in favor.

c. Site Plan Review Application – Michael Mathews – 155 Edes Falls Rd.

Map 34 Lot 36A – Year Round Yurt

Abutter notices were mailed prior to the meeting.

An abutter asked about having outdoor fires since it is listed as a campground, he assumes there will be campfires. Applicant stated they will be contained in Solo Stoves, so there will be no fire on the ground, and they are smokeless.

He also commented that he is a firefighter himself. Applicant added that the campers will have to get burning permits.

It was noted that there will be a bathhouse and that this project would be built in 3 phases. 1 yurt for now and later having 2 more yurts.

James moved, Scott 2nd to approve the application for Michael Mathews year-round yurt campsite, to be built in 3 phases. All were in favor.

d. Site Plan Review Application – Brandon Correia – 30 Camp Pinecliffe

Map 54 Lot 2-C – Gun Shop/Custom Paint & Laser Shop

Abutter notices were sent, and an abutter (Jane Sarazin) attended to ask Mr. Correia if he would have hazardous waste to dispose of and will there be fumes from spraying. Brandon replied that there will be some waste and that he does have a place to take it. As far as fumes, he has a ventilation system in the basement where he will be doing the work that pushes any paint fumes outside. Jane also asked if he was going to sell guns since it said gun shop also. Applicant said that he has applied for his federal firearms license so that it would be possible, but that it wasn't his primary focus. His focus is to customize people's firearms. If he were to sell any, it would be online sales. Chairman Dayton asked if his wooden sign would have lights and Brandon stated that it would be lit with solar lights.

Mike moved, Scott 2nd to allow Brandon to operate the gun shop and custom paint & laser shop out of his house at 30 Camp Pinecliffe Rd. All were in favor.

e. Site Plan Review Application – Dallas Muszynski – Edes Falls Rd.

Map 3 Lot 9 – Re-open Gravel Pit

Abutter notices were sent out and no abutters attended with any issues or comments. Dallas passed out a new copy of a map showing an outline of the area of the property that he would be using, and it is further away from Camp Laughing Grass than the prior map he included with his application. Dallas spoke to the owner of the camp outside prior to the meeting and let her know that he cares about the noise and being near her camp. She said she was fine with it, that the camp was so far back in that they probably wouldn't even notice it. Dallas gave her his card so that she could contact him if any

issues. Also, if she had a busy week or an event to let him know and he would not run his machines until after.

Mike moved, Scott 2nd to allow Dallas to re-open the gravel pit for approximately 5 acres at Map 3 Lot 9. All were in favor.

2. New Business:

a. Preliminary Site Plan Review Application – Camp Pinecliffe – Map 54 Lot 22

Owner: Patricia Lifter – 64 Camp Pinecliffe Rd.

Mike Garvey recused himself to sit with the audience to speak on Patricia's behalf since she unexpectedly had to deal with power outages at the Camp because of storms and now unable to attend.

Patricia would like to install an inflatable slide in the camps swim area but the Harbormaster refused to let her put it in. Code said that it wasn't under the Harbormaster's jurisdiction and it had to come before the Planning Board.

Other camps have them in the area and during site visits parents are asking about them, otherwise she wouldn't even want inflatable's. CEO said from what he understands, it was denied because it was too big. CEO went through all of the ordinances and he couldn't find anything limiting the size of a float.

It would need a building permit because it is considered a structure, but it had to come before the Board because it is commercial.

It would also need a mooring after getting permitted, the State requires it to have a mooring number in case it ever disappeared or floated away, and that would have to be issued by the Harbormaster. Mike added that it would be the biggest she would go in size, no bigger.

Scott moved, Jen 2nd that the application is complete. 4 were in favor. Mike abstained.

James moved, Scott 2nd to allow Camp Pinecliffe to add seasonal recreational inflatable devices to the swim area. 4 were in favor. Mike abstained.

b. Preliminary Shoreland Zoning Permit – Mike Morse/Archipelago – Owners: Paul & Marie Saydlowski – 16 Main St. – Map 45 Lot 137 Applicants withdrew their application.

3. Additional

The Board signed final Findings of Fact for Ashley & Troy Mayhan.

The Board drafted Findings of Fact for the following:

- a. Crooked River Farms, LLC
- b. Michael Mathews
- c. Brandon Correia
- d. Dallas Muszynski
- e. Camp Pinecliffe

4. Next Meeting:

July 24, 2024 at 6 pm

5. Adjourn:

Larry moved, Mike 2nd to adjourn at 7:15 pm. All were in favor.

Chairman James Dayton

Secretary Kristen MacDonald