HARRISON PLANNING BOARD
MEETING MINUTES
JANUARY 22, 2020

Board Members Present: Chairman James Dayton, Brian Spaulding, Colleen Densmore, Alternate Anthony Drew, CEO Jim Fahey, Secretary Kristen MacDonald

Board Member Absent: Richard St. John, Wendy Gallant

Public Present: Zachary Chart, Jason Frizzell, David Heidrich-State Rep., Renee’ Carter, ME Eco Homes, LRTV

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

1. Old Business:

a. Approval of the Meeting Minutes for January 8, 2020
   James moved, Colleen 2nd to approve the minutes for January 8, 2020 as written. All were in favor.

b. Site Plan Review Application – Zachary Chart – Indoor Cultivation
   Property Owner: Steven Jones – 7 Plains Rd. – Tax Map 50 Lot 14
   Chairman Dayton opened the floor to David Heidrich, representative with the State of Maine’s Office of Marijuana Policy. His department is in charge of the Maine Medical use of Marijuana Program and the Adult Use Marijuana Program. David showed a power point and explained the programs and their differences. Anthony Drew asked if the State does inspections and David said yes they do. CEO Fahey asked what he means by the Town can opt in? If the Town does not currently have an ordinance regulating marijuana, before we can issue a permit for this application, do we need to opt in? David replied not in this situation because he is a registered caregiver and the Town is not allowed to reject a registered caregiver for cultivation.
Chairman Dayton commented that the Board did get in touch with Chad Thompson, Source Protection Coordinator for the Portland Water District when researching this and his response was as follows:

I am no expert on the subject but I believe the liquid waste is minimal. Since the fertilizer is one of the most expensive parts of a grow operation, it is used only as needed and is consumed by the plants for the most part. The vast majority of the liquid used for watering and feeding the plants is evapo-transpired by the plants as humidity into the air and vented from the facility with big fans. Moisture that is trapped and condensed by dehumidifiers is generally free of the nutrients that were added to the water used for feeding. Generally speaking, I wouldn’t categorize this type of operation as being a large generator of liquid waste, and the liquid waste that is generated is pretty clean.

Chad Thompson  
Source Protection Coordinator  
Portland Water District

Dayton mentioned the biggest concern presented to him by the Town Manager is odor and because he is also a member on the fire dept., is concerned about any potential flammable chemicals that would be used. Zachary stated that there would not be anything flammable and the smell is eliminated by carbon filters.

The Board did not think that they would need to hold a site walk because the State will be doing an inspection and they are only approving what he wants to use the building for. Colleen asked if there is any testing done on the marijuana? David Heidrich replied that there is no mandatory testing in the medical marijuana program at the present. Zachary stated that a lot of store fronts will not let you sell a product to them unless you get it tested. He said he hasn’t been to one that has not required it yet.

Jason Frizzell, the Manager of the building, commented as far as the mold issue that was there, the renovation process has isolated any part of the building that may have been exposed to mold. Zachary said that he personally was up in the attic and hasn’t seen any black mold. Mr. Frizzell added that with the last person using the building it was because of lack of ventilation and he himself bleached out everything after that person left. CEO Fahey informed the Board that he will have to do an inspection anyway in order to issue Zachary a certificate of occupancy. If there are any issues then he will not give him the certificate.

Chairman Dayton asked if Zachary will be doing anything other than just Cameras on the outside for security? Zachary had thought about some exterior lighting but its not necessary with the camera’s night vision capabilities. He would also like to set a burglar alarm system up with the sheriff’s office.
The Board discussed if they should put a stipulation in their approval about no retail. It was clarified that Zachary as a caregiver can only sell to a distributor or a Patient only. No storefront is allowed. The Town would have to opt in with the State program before that could happen.

**Colleen moved, James 2nd to approve the application for cultivation, by its definition only, at 7 Plains Road with the stipulation on odor control based on feedback from the community. If there are any complaints the applicant will need to up his odor control and correct it. All were in favor.**

c. **Site Plan Review Application – Renee’ Carter – 758 Naples Rd. – Art Studio**

Renee’ submitted a new septic design to the Board. Renee’ said this design she has never seen before, being in Code Enforcement herself so she checked with Brent Lawson, a State Evaluator and he said he hadn’t either but said it will work. CEO Fahey commented that the new design is not very common but it is fine and meets everything needed. Himself and CEO Wentworth approve.

**Colleen moved, James 2nd to approve the updated application as submitted with the new septic design replacing a holding tank with a septic tank, adding a pump chamber and distribution box and going into the current system. All were in favor.**

2. **New Business:**

a. **Shoreland Zoning Permit Application – Main Eco Homes – 100 Little Cove**

Property Owners: The Derby Trust, David & Janice Behrer – Map 12 Lot 28

Main Eco Homes represented the owners. This project was a renovation and it consisted of taking down some of the ceiling to address some structural issues. In doing so they found some huge deficits in the structural lumbers of the ceiling. Seeing that and knowing what the expense would be triggered the requirement to go to the Planning Board because the project will now exceed 50 % of the value of the building. CEO Fahey commented that this project was permitted by his office so they began working on it and found the issue with the ceiling. After calling him to see what needs to be done, Fahey told him they need to go to the Planning Board. Fahey told him they could continue the work on rehab, but not on the roof. Apparently, they did not hear that and kept working on the roof so Fahey issued a stop work order. While Fahey was at the site he found two structures on the property that will need to be removed. A deck at the shoreline that was never permitted and a storage shed that shows on the towns records as being on the other side of the building, 100 feet away and has been moved within 30 feet of the water and will need to be removed. That will be taken care of thru the Code Enforcement office.
James moved, Brian 2\textsuperscript{nd} that the application for Main Eco Homes/Behrer property at 100 Little Cove Road is complete. All were in favor.

James moved, Colleen 2\textsuperscript{nd} that the project for the Behrers be approved as presented. All were in favor.

3. \textbf{Next Meeting}:

    February 5, 2020 @ 6 pm

4. \textbf{Adjourn}:

    James moved, Brian 2\textsuperscript{nd} to adjourn at 7:19 pm. All were in favor.

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Chairman James Dayton
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Secretary Kristen MacDonald
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