

WARREN PLANNING BOARD
MINUTES OF FEBRUARY 26, 2014

PRESENT: Mr. Bill Ramsey; Chairman, Mrs. Susan Libby; Vice-Chairman, Mr. Peter Krawczyk, Mrs. Melissa Sepanek and Mr. William Scanlan, Town Planner

ABSENT: Mr. David Messier

ATTENDEES: Ed Kretkiewicz, Barry Mongeon, Michael Baril, Jen Roberts, Lorena Prokop, Brian Corriveau and Police Chief Bruce Spiewakowski

Opened the Meeting at 6PM

COMMENTS & CONCERNS

Edward Kretkiewicz questioned the Board regarding the Solar Energy Farm Bylaw with respect to the Green Communities Act. Mr. Scanlan stated that the Board of Selectmen elected NOT to participate in the Green Communities Act due to concerns over the Stretch Energy Code.

Brian Corriveau attempted to clarify his verbal proposal to the Board at a recent meeting regarding his property on Crouch Road. Mr. Corriveau suggested that the town look into the possibility of a snow tubing park on his property. As stated before, the Board advised him that the "Use" is allowed by the granting of a Special Permit. He was also advised of the steps necessary to follow should he wish to.

Peter Krawczyk stated that he would be attending the budget meeting at CMRPC on February 27, 2014. The DLTA request was accepted by CMRPC. Mr. Scanlan stated that he did contact Tony Marcotte, representative for the Wright's Mill Facility, which is a target area. Mr. Marcotte is on board with the idea. Mr. Krawczyk suggested that additional hours (LPA hours) could possibly be available towards this endeavor.

Bill Scanlan briefly spoke to the Board regarding a possible Solar Energy Farm located in West Warren. The proposal is for approximately 2 MW. Representatives for that proposal will be approaching the Board of Selectmen to see if a PILOT is possible.

Mr. Scanlan also stated that he placed the notice for an RFP in the Central Register for the Landfill Solar Project. Some interest has been shown to date and he'll keep the Board updated as to the project's status. Lastly, he spoke with Sue Como from FinCom regarding working on Economic Development.

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MINUTES

Motion to accept and sign the Minutes of January 29, 2014 and February 5, 2014 as written made by Mrs. Libby; second: Mr. Krawczyk (4 Yes – Mrs. Sepanek abstained from the portion that address SP#256)

Motion to accept and sign the Minutes of February 12, 2014 as written made by Mrs. Sepanek; second: Mrs. Libby – unanimous.

BILLS/BUDGET/MEMOS

Motion to approve and sign payroll for Rebecca Acerra in the amounts of \$170.89 and \$163.46 made by Mr. Krawczyk; second: Mrs. Sepanek – unanimous.

Motion to approve and sign the invoice for Wm. Scanlan in the amount of \$1,300.00 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

Motion to approve and sign the invoice for Graves Engineering, Inc., in the amount of \$455.00 for Peer Review (ConCom) made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

Michael Baril requested through the Chairman to record the following portion. Jen Roberts also stated that she may record (audio) this portion. Both, Mrs. Libby and Mrs. Sepanek stated that they do not want to be on You-Tube which is where Mr. Baril uploads his recordings. For clarification, Mr. Baril stated that he is NOT a resident, however does own a lot on Coy Hill Road. Chairman Ramsey approved the request.

6:30PM – INFORMATIONAL MEETING ON PROPOSED MEDICAL MARIJUANA TREATMENT CENTERS BYLAW. Mr. Scanlan provided a handout outlining specifics of the proposed bylaw and the draft bylaw itself.

Key points in Mr. Scanlan’s handout were:

Purpose – to allow Medical Marijuana Treatment Centers (MMTCs) in Warren in conformance with state requirements

Law – Chapter 369 of the Acts of 2012 authorized the establishments of MMTCs.

License/Registration – DPH approves/disapproves

Bylaw – by having a bylaw it would require an MMTC to receive a special permit and site plan approval from the Planning Board

Location – MMTC’s are appropriate for commercial districts. The Village District has a high residential density and civic institutions such as churches and parks. As a result, the Planning Board is proposing to allow MMTCs in the Mill Conversion Overlay District (MCOD) which is the Wright Mill Facility.

The location has many advantages such as being self-contained and could easily host a project, great deal of vacant space and no civic institutions in the immediate vicinity.

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Proposed provisions – 500 foot buffer from a park, school, church, etc., security plan subject to review by the Police Chief, ten-foot landscape buffer on sides and rear of property, limitation on hours of operations and noise limits for equipment, parking analysis if needed and the requirement for any new owner to re-apply.

Mr. Ramsey opened the meeting for questions on the floor:

Mr. Kretkiewicz stated that there was some conversation regarding the possibility of a school coming in to the same area and had concerns that a MMTC could certainly be a deterrent.

Chief Spiewakowski stated that he didn't find any data on an increase in crime, etc, stating that perhaps it is possibly too new to tell. Ms. Roberts asked if security would be on a case by case basis, to which Chief Spiewakowski stated that it would.

Barry Mongeon express concern over the residents behind the mill and requested that the Board not forget about the impact to them. He also expressed concern over the advantage to the town if any if they are to be 501(C) 3. Mrs. Sepanek stated that she researched the City of Springfield and it appears that they have provisions that allow for Host Community Agreements, similar to what is in place for Casinos. Mrs. Libby suggested that Mr. Scanlan contact the State of Maine to see what their bylaws/regulations call for as they have been providing this service for several years now.

Michael Bari questioned if indeed a 501(C) 3 established a MMTCs could they donate money to the town. Mr. Scanlan stated that Town Meeting would need to vote to accept any donation.

Brian Corriveau questioned the odds of a MMTC coming to town in his lifetime. Mr. Scanlan stated that this is market driven and there is no way to accurately predict. Mr. Mongeon asked if indeed a facility did come in, then who check's on licenses and permits. DPH is the overseer however the Board of Health would need to play an active role. To date, they have been silent on the matter. Mr. Mongeon just wants to make sure that the town is not locked out of regulating. Mr. Krawczyk stated that if no bylaw is passed, then that is exactly what would happen.

Additional discussions will take place on the matter at upcoming meetings which will be announced.

Next Meeting Date: March 12, 2014 at 6Pm

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved

