

**Planning Board Minutes
Town of Winslow, ME
October 17, 2022**

Members Present:

Gary Owen Michael Desrosiers Lynne Choate Steven Gagnon Larry Desmond
Mark Ward W. Elery Keene

Others present:

Amos Michaud, Winslow Code Enforcement Officer
Audra Fleury Jeff Allen from A. E. Hodsdon Trish Banks Mike Cloutier
Jonathan Gaulich John McCollor Jerome LeClair Nathan Colannino

Meeting called to order: 6:00 p.m.

Old Business: Approve minutes from September 19, 2022, meeting. Motion in favor to approve minutes as written by Elery Keene. Seconded by Steve Gagnon. All in favor. Motion Passes.

New Business:

Review a final subdivision plan by Pine View Mobile Home Park at 500 Augusta Road.

Jeff Allen, A.E. Hodsdon gave another brief overview of final plan. This approval was for phase 1 only, 14 lots. Jeff had written approval that Kennebec Water could handle subdivision. Showed on map where dumpster would be stored and had given CEO list of street names to make sure they were not already used in town. Motion to approve the final subdivision plan by Pine View Mobile Home Park at 500 Augusta Road as presented by Michael Desrosiers and seconded by Elery Keene. Roll call vote- All in Favor Motion passes 7-0.

Review conditional use application for Medical Marijuana dispensary at 746 Augusta Road for ReMaine Humble Farms.

Jonathan Gaulich explained what he would like to see for his business. Would like to add a small pick-up location/retail store front to his build. For customer pick up, currently he delivers to patients. No major construction needs to change location of the door and add a ramp for customers. Will be adding handicap and regular parking (15+/- spots)

Neighbor John McCollor had concerns about land use and upkeep on property and Jerome Leclair had concerns about traffic leaving parking lot headed toward town. Jonathan expressed he want to keep his lot looking nice and kept up but can't change his neighbor's lot.

Motion to approve the conditional use permit adding a pickup location with a sketch for access and egress to parking lot to be reviewed by the Code Enforcement Officer by Michael Desosier and seconded by Larry Desmond. Roll call vote- Motion passes 6-1, Mark Ward opposed.

Review a request for an extension to a Conditional Use Permit for a Large-scale Principal Solar Energy system for BWC Patee Pond LLC.

Nathan Colannino explained there is delays with CMP studies and reports all around the state and they are hoping to be able to start construction in September 2023. Request is for a 1-year extension for December 6, 2022, to December 6, 2023. Motion to Accept one year extension from December 6, 2022, to December 6, 2023, presented by Mark Ward and seconded by Elery Keene. Roll Call vote, All in favor 7-0 Motion Passes.

Other: Public Comment- None

Executive Session: procedural issues: discussion regarding where meetings will be held going forward. The Town Council space has been moved to the library is and there is not room available in the town office. All planning board meetings will be held in the Park and Recreation space on the 3rd Monday of the month. Motion by Steve Gagnon and seconded by Larry Desmond. All in Favor 7-0 motion passes

Steven Gagnon motion to adjourn, seconded by Larry Desmond. Motion passes, All in Favor.

End of Meeting: 6:29pm