

# Town of Winslow

## Planning Board

Meeting Minutes

04-26-2023

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### Call to order

A meeting of the Town of Winslow Planning Board was held at The Winslow Town Office at 114 Benton Ave, Winslow ME 04901 on April 24, 2023, at 6:05 PM.

Board Members Present: Planning Board Chair - Gary Owen, Elery Keene, Michael Desrosiers, Larry Desmond, Mark Ward, and Steven Gagnon

In-person attendees: Code Enforcement Officer - Jim Flanders and Administrative Assistant - Kaitlyn Philbrick

### Old Business

1. Review and approve minutes from the February 21<sup>st</sup> meeting

#### **Discussion:**

There was no discussion or suggestions on the minutes.

#### **Decision:**

Michael Desrosiers motioned to approve the minute as written, Larry Desmond seconded the motion, and the Board voted in favor by a vote of 6-0

### New Business

1. **Applicant:** Nicholas Duperry and Trevor Mckenney  
**Location:** 26 Augusta Rd. Winslow ME 04901 Map 15 Lot 24  
**Purpose: Conditional Use-** To open a medical cannabis dispensary in the same location as a pre-existing dispensary

#### **Public Hearing**

There was no public comment during the Public Hearing. Michael Desrosiers motioned to close the Public Hearing portion, Mark Ward seconded the motion, and the Board voted in favor 6-0.

#### **Discussion:**

The Code Enforcement Officer, Jim Flanders asked the applicants questions to ensure that the following Findings of Fact and Conclusions of law were met:

1. There shall be no outdoor cultivation, processing, curing, drying, selling, storage, or other display of marijuana at a medical marijuana establishment.
2. Video surveillance. All medical marijuana establishments shall have recorded video surveillance covering all plants and the entire exterior. The recorded video surveillance shall be operating 24 hours a day, seven days a week. Records of surveillance footage shall be kept for a minimum of 60 days.
3. A medical marijuana establishment may not employ a person under the age of 21.
4. For all medical marijuana establishments, the odor of marijuana must not be perceptible at any adjoining use of the property or on other parcels.

- a. Registered cultivation facilities and primary caregiver cultivation facilities must implement appropriate ventilation and filtration systems to satisfy the aforementioned odor standard.
  - b. Registered dispensaries are not required to install filtration equipment on licensed premises but must satisfy the aforementioned odor standard.
5. Medical marijuana establishments must comply with state law regarding pesticide application. Any application of pesticides must be performed by a person licensed by the state as a pesticide applicator.
  6. All signs must comply with § ~~300-63~~, Signs.
  7. Signage designed to appeal to persons under 21 years of age is prohibited.
  8. No medical marijuana establishment shall be closer than 500 linear feet, measured in a straight line from the dispensary or facility building entrance, to the nearest point on the boundary of any property which is occupied by a school as of the effective date of this chapter.
  9. Medical marijuana establishments may not operate as a home occupation.

**Decision:**

Michael Desrosiers made a motion to approve the findings of fact and the application. The Board voted in favor by a vote of 6-0.

2. Elect a new Vice-Chair

**Discussion:**

There was a brief discussion as to who would be able to fill the role.

**Decision:**

Steve Gagnon made a motion to nominate Mark Ward as Vice-Chair, Ely Keene seconded the motion, and the Board voted in favor by a vote of 6-0.

3. Choose a new date for regularly scheduled Planning Board meetings

**Discussion:**

There was a brief discussion as to what days of the week would work best for everyone. The Parks and Recreation room is booked most Tuesdays and Thursdays, and the Planning Board does not want to move the location.

**Decision:**

Ely Keene made a motion to move the meeting date to the 3<sup>rd</sup> Wednesday or every month at 6 pm beginning on May 17<sup>th</sup>, Larry Desmond seconded the motion, and the Board voted in favor by a vote of 6-0.

## Other Business

1. Discussion of proposed combined training with the Zoning Board of Appeals

The Town is offering to provide a recording of the Local Planning Board & Board of Appeals Workshop offered by Maine Municipal Association. This would be split between two training sessions and offered to

any members of the Planning Board and Zoning Board of Appeals who have not previously taken the training. The purpose of this is to offer a more flexible training option as Board members can choose a date that works for those interested in attending.

The Chair expressed concerns that it would be difficult to find a time that everyone would be able to attend as they already volunteer their time for monthly meetings and have busy schedules. He also stated that he has already attended the training. No other comments were made.

## Adjournment

Elery Keene motioned to adjourn the meeting at 7:55 PM, Larry Desmond seconded the motion, and the Board voted in favor 6-0.

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Secretary – Kaitlyn Philbrick

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Date of approval

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Planning Board Chair – Gary Owen

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Planning Board Vice-Chair – Mark Ward

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Planning Board Member– Elery Keene

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Planning Board Member– Lynne Choate

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Planning Board Member– Michael Desrosiers

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Planning Board Member– Steven Gagnon

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Planning Board Member– Larry Desmond

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