

Town of Newfield

Planning Board minutes – May 5th, 2021

Present: Gloria, Emily, Ben, Anthony, Michelle, Leah, Gary, AAG, Norm C.E.O., Dan, Skip, Suzanne and Ernest Foss. Others in attendance via zoom.

Quorum: Yes

Topic		Discussion	Decision
Public Comment		No public comment Approval of 4-4 minutes delayed until June	Called to order@7:01pm with the Pledge of allegiance
Executive Session	Session pursuant to 1 M.R.S.A. sub sec 405 (6)(E) to consult with Town Attorney	-----	Roll call vote: 4-0-0 Motion to move to executive session: Ben Second: Anthony In favor: Anthony, Ben, Gloria, and Emily (Dan and Skip late) 7:48 pm executive session ended
Old Business	Map 27 lots 4.11 and 4.11.1 subdivision application withdrawal	Norm agreed to write a violation notice in coordination with the town lawyer & send it to the Langones regarding a subdivision regulation violation on M27 lots 4.11 & 4.11.1 The violation is an unapproved division of property as evidenced by the existence of significant excavation & installation of a septic tank on a parcel that is a third division of their property.	Gloria made a motion to proceed with letter regarding subdivision violation to be written by Norm in coordination w/Town Lawyer Second: Dan Roll Call Vote: In favor: Anthony, Dan, Gloria, Skip, Ben Motion passes 5-0-0
	Medical marijuana caregiver license ordinance	Discussed Lebanon and Sanford medical marijuana caregiver licensing ordinance. Gary from AAG discussed the addition of manufacturing of medical marijuana to an ordinance. Discussed the definition of retail store. Mr. Reed clarified that Above All Greenery are Caregivers (Gary Reed reported the AAG are caregivers and are not interested in running a retail store). Discussed to add Above All Greenery to June Agenda to discuss Sanford ordinance.	Agreed to add Above All Greenery to June agenda.
New Business	Conditional use application Map 46 Lot 5 Retail Store, Foss	Conditional use checklist – sketch, narrative, and pictures of proposal. Reviewed the need for approval from fire/ems and road commissioner. Discussed the two separate entrances and parking spaces.	Skip made a motion to exempt a site walk for this application Seconded by Dan Roll call vote: In favor: Gloria, Anthony, Ben, Skip, Dan Approved: 5-0-0

	<p>Farm on Libby Road</p> <p>Other Business:</p>	<p>Questions were asked regarding operating under a temporary permit. C.E.O. reportedly issued a temporary permit and retail sales have already started. No parking on street due to safety issues was discussed as a condition of use for the permit if issued.</p> <p>Newfield C.E.O. was asked about the status of multiple compliance issues regarding subdivisions in town: <u>Oak Ridge Subdivision</u> on the Stone Rd. a lot was subdivided again without approval for an amendment by the board.</p> <p><u>Wood Haven Acres</u> a 9-lot subdivision approved several years ago has two new homes permitted. One home is being built at the end of the proposed road. The erosion control plan and road standards have not been met and the road is substandard.</p> <p><u>Joannes Hill Subdivision</u> on Libby Rd. speed limit has been determined. <u>M32 Lots 2.1 and 2.2</u> Norm was asked about the apparent extensive activity on these lots. Greenhouses being built on or near lot lines, large amounts of aggregate material(>1000yds) have been brought onto the site. Several large stockpiles of material are visible from the road. This activity as described in Newfield’s Land Use Ordinance may require a permit from the Planning Board.</p>	<p>Motion made by Skip seconded by Dan that a public hearing is not needed for this application Roll call vote: In favor: Dan, Gloria, Ben, Anthony, Skip Approved: 5-0-0 Anthony made a motion to approve the conditional use permit with the condition that no parking occurs on the Libby Rd. Seconded by Skip Roll call vote: Anthony In favor: Anthony, Gloria, Skip, Dan, Ben Approved: 5-0-0</p> <p>-Norm the Newfield C.E.O is working on getting in contact with the landowners involved with the Violation in <u>Oak Ridge Subdivision</u>. -Norm (C.E.O.) reports the Developer(Mr.Harris) of <u>Wood Haven Acres</u> lives in Fla. &Norm prefers to speak with Mr. Harris in person when he is in town. Norm stated that no more permits are being issued until the development is brought into compliance with the required plan standards. -C.E.O. will meet with parties involved in locating driveways on lots 5,6,7,9,&10 in <u>Joanne’s Hill Subdivision</u>. A sketch of the driveways to be submitted to the Planning Board once the driveway assessment is done. -C.E.O. questions how the amount of aggregate is calculated. C.E.O. reports that no permits are required for the commercial greenhouses. C.E.O. reports that if retail sales are anticipated the operators will submit a conditional use permit application.</p>
	<p>Election for office</p>	<p>Moved to next meeting</p>	<p>Meeting adjourned: 9:34 pm All in favor</p>

