

**Town of Newfield Planning Board  
Meeting Minutes of November 3, 2021  
Newfield Town Hall  
23 South Effingham Road  
West Newfield, ME 04095**

**Attendance:**

Chair, Gloria, Anthony, Ben, Dan, Emily and  
Administrative Assistant, Maria Marchant. Skip arrived at 7:07 PM.

**Quorum Status:**

Quorum was met with four voting members in attendance as follows:  
Chair, Gloria, Anthony, Ben, Dan, Emily

The Newfield Planning Board meeting of November 3, 2021 was called to order with a Quorum of four voting members in attendance by Chair, Gloria at 7:02 PM and the Pledge of Allegiance immediately followed.

The Newfield Planning Board Minutes of October 6, 2021 were reviewed. Anthony made a motion to accept these minutes as read with no errors, omissions or discussion. This motion was seconded by Dan. A unanimous vote by the four members in attendance and one abstention by Skip was counted. (The abstention reason is due to Skip arriving late.)

**Old Business:**

**7:12 PM - Shoreland Ordinance Update:** In order for this ordinance to be placed on the March 12, 2022 secret ballot the document would need to be given to the Town Clerk by mid-January, i.e.; 60 days prior. A public hearing would also need to be held. Gloria feels the Board may not meet this deadline. Gloria informed the Board that Eric, who was doing a lot of typing of this ordinance and contacting D.E.P. as well as other tasks, has taken another job in Scarborough. Lee J. Feldman has been with Southern Maine Regional for many years and stated to Gloria that they are in the process of hiring a replacement for Eric. He stated that he will do whatever he can to help out. Gloria stated that she discussed Vernon Walker Wildlife Management Area with him and since it will be categorized as Resource Protection and was removed from limited residential, this constitutes a zoning change. He also stated that a letter should be sent to Inland Fisheries and Wildlife as well as DEP informing them of this zoning change. A map would also be included and the town attorney would also have notification. At this time, Gloria suggested that we pause on the Shoreland Ordinance Update and move onto the Marijuana Ordinance as guest speaker Heather Sullivan has arrived.

**7:18 PM – Medical Caregiver Ordinance Update with guest speaker Heather Sullivan, Planning Board Member of Hollis:** Heather and the Board were

introduced. Heather explained that she is here to only assist us as a fellow board member, from another town, with no other motive. It was explained to Heather that the Town of Newfield has had three Town votes, the last being March of 2020, and all except Medical Caregiver Licensing for Marijuana use was voted down. Since that time the Board has been looking into an Ordinance for Medical Caregivers only. The Town of Newfield has current caregivers and the State has guidelines but the Town does not have a way of knowing if these are safe operations and is hoping to have regulations in place. It was further explained that a few caregivers are known in town and that there are two very large operations in use. The hope is to have the Code Enforcement Officer be able to know where and how many operations are in our town and be able to confirm that all codes are met. Heather explained that this topic is very challenging for municipalities. She understands that Newfield residents do not want adult use marijuana businesses or dispensaries and only want to allow what is known as "craft cannabis model" which is the caregiver. Under the laws of the State of Maine there are two types of caregivers; registered and unregistered. An unregistered caregiver is limited to clients that are in their immediate household. A registered caregiver has the right to grow/cultivate, give and sell to patients. They are not allowed to manufacture with inherently dangerous substances. If the town is able to have licensing, perhaps it would be pertinent to have the applicants provide their State licensure. Heather stated that Caregivers are allowed to grow/cultivate thirty plants for 1500 sq ft of cultivation space. If more, then this would need to be a dispensary license. What could appear to be a dispensary could actually be numerous caregivers coming together under one roof. Municipalities may not limit the number of caregivers in the town. It is not difficult to get a medical marijuana caregiver license. The requirements are only to provide your name, address, contact info, back ground check and tell the State where you will be operating. She went on to say how many plants a patient may grow, how many plants a caregiver who is also a patient may grow. Medical caregivers are allowed to sell their product and there is no limitation as to how many patients they sell to. Basically, the caregiver will have as many patients as they can get to buy their cannabis. Municipalities can regulate where the businesses are located with reference to town zoning, i.e.; not allowed in commercial zones as this would take away business from other retailers. The State has a new law about retail stores. Heather spoke briefly about caregiver retail shops. It was mentioned that without regulations in place there is no way to enforce safety, zoning, subdivision laws or performance standards as examples. Without a site plan review there is no performance standard and could ultimately end up with multiple eye-sores in the town. Heather recommended to write into the ordinance that proof of state licensure is required with application. The application should include name, 24-hour contact information in case of fire or theft and that site inspections will be made by Code Enforcement and the Fire Chief, even if only annual, to name a few criteria. The Board thanked Heather Sullivan for coming and she left this meeting at 8:25 PM.

**8:25 PM Shoreland Ordinance Update Continued:** Discussion was held regarding having a meeting of the board to review this ordinance. It was decided to have a Workshop on Wednesday, November 17, 2021 at 7:00 PM. Administrative Assistant, Maria Marchant will post notification of this workshop and contact Selectmen Secretary, Nichole Hubbard to reserve the Town Hall. Gloria asked for a motion to have Administrative Assistant, Maria Marchant send a letter to Vernon Walker personnel to inform them of the ordinance change from limited residential to resource protection. This motion was made by Skip and seconded by Dan. Unanimous vote was counted.

Discussion moved to Langone Property and Joannes Hill Subdivision (speed limit). It was decided that Administrative Assistant, Maria Marchant will draw up a letter to Newfield Code Enforcement Officer for confirmation of codes and performance standards being met.

**8:45 PM New Business:** The Planning Board 2022 Budget was reviewed. The total amount of \$9,045 will be submitted. Gloria and Maria will work on a draft letter for the Annual Municipal Town Report. Motion to accept this proposed budget by Anthony and seconded by Emily at 8:50 pm.

The next Newfield Planning Board Meeting is scheduled for Wednesday, December 1, 2021 at 7 PM.

Tentative Agenda  
Wednesday, December 1, 2021

2022 Planning Board Proposed Budget  
Annual Town Report Letter  
Shoreland Ordinance Update  
Caregivers Marijuana Ordinance  
Planning Board Equipment tampering; secure storage  
Solar Array Map 22 Lot 4.1  
Subdivision follow up: Joannes Hill Map 29 Lot 3  
Wakefield Road Violation Status  
Lake View Rd

Motion of adjournment was made at 9:02 PM by Skip and seconded by Anthony. A unanimous vote was counted.

**These minutes are not verbatim.**

**Maria Marchant  
Administrative Assistant**