

PLANNING BOARD MEETING MINUTES

MARCH 21, 2023

7:00 P.M.

8:25 P.M.

MEMBERS PRESENT: KEISHA GARNETT, JOHN BONANNO, RON RICHARDS, DUSTIN BACHELDER, GUY LEHOULLIER

OTHERS PRESENT: KEVIN HAMLIN and KAREN BACHELDER

The Planning board had to elect a chairman for 2023 per the PB bylaws. Motion made and seconded to nominate John Bonanno, also motion made and seconded to nominate Keisha Garnett. Since two nominations, paper ballots were cast. Vote as follows: Keisha 4, John 1. Keisha Garnett is now the chairman of the planning board. Voted to have John Bonanno as the Vice Chair and Terry and Emma Ouellette as co-secretaries until Terry retires in July.

PB reviewed minutes of the last meeting which was Dec. 13th, 2022 and approved as read.

PB signed the conditional use permit for Todd Goselin that was approved back at the December meeting.

Kevin Hamlin – after thinking about the tent proposal for the wedding venue and being up on the lot more, would like to change the tent to a permanent wood post and beam structure with open sides, and roof. Kevin stated the wind is brutal up there and feels it could be dangerous to try and keep a tent anchored and feels a wood structure would be more feasible. The wood structure would be larger than the tent as well. The tent was 46x66 and the wood structure would be 85x45. This would allow more dance floor space and hold approximately 75 people. The planning board discussed the matter and decided that a public hearing would be needed since it is a substantial change to the original structure that was proposed and approved. This would give people a chance to comment on the structure only. Everything else on the approved conditional use permit would stay the same except the tent would be changed to a wood structure. The planning board also wants made clear in the advertisement and notices that the only thing discussed at this public hearing would be on the structure itself and no other part of the already approved conditional use permit. The public hearing date is set for April 18th, 2023 at 7 p.m.

PB discussed a fee for an amendment request since we have never had one no fee has ever been set. Terry explained the upfront cost and stated around \$150 would be sufficient. **PB voted to add to the fee schedule, \$150 for amendment to conditional use permits.** Terry will make the addition and take to the municipal officers for their signatures.

West Baldwin Solar Farm project is requesting a second extension of their approved conditional use permit to June 2024. The project is still going through meetings and votes with the Town of Baldwin, which is the major portion of the project. **The PB voted approve the extension.** Terry will forward the signed extension letter to the Baldwin Municipal officers and Planning board.

PB reviewed the shoreland zoning news – it addresses individual camp sites and some information about LD 2003 accessory dwelling units (ADU's).

Guy has been working on a paragraph for the Hiram zoning ordinance pertaining to ADU's. Guy has 4 different suggestions. The PB will refresh themselves on the LD 2003 and discuss further at the next meeting.

Medical MJ ordinance – discussed home occupation verses retail – it will depend on whether caregivers have their clients come pick up their medical MJ and pay for it at their home or not. Business at the butler facility on Main St. was different because it was always considered a business and never a home occupation since there is no residence at that location. Therefore, no clients could come to the Butler building to pick up their medicinal MJ because it would be considered a retail store. **PB will go to the Office of Marijuana Policy at maine.gov and get the most up to date information and discuss at next meeting.**

PB needs to replace article 5 in our existing ordinance first with the new law on LD 2003 and then the medical MJ ordinance. LD 2003 Guidance.

April 4th will be the next PB meeting to work on LD 2003 and MJ ordinance.

**Meeting adjourned,
Respectfully submitted
Terry Day**