

Original

TOWN OF WARREN

Planning Board Meeting Minutes

January 9, 2020

7:00 PM

Present:

Joseph Berkenbile, Chairman Michael McKeon- Vice Chair
Albert Overlock Kenneth York

Melody Sainio Code Enforcement Officer & Planning Board Secretary Sara K. Davis

Absent:

Lorilee Reuillard Shawn Saindon
Jason Tuorila

Item 1

Open tonight's meeting and establish a quorum.

Call to order at 7:00 p.m. by Chairman Berkenbile

ACTION:

Motion by Overlock; second by York to move public input regarding Maine Marijuana laws to after the agenda items.

Vote 4-0

Item 2

Public input: limit to ten minutes.

Alvin Chace, Has a purchase and sale agreement for the Property next to Andes in hopes to build a temperature controlled Vehicle storage facility. He has seen the need for a facility of this kind and would like to provide it to the area. He plans to construct a 80x120 medal building to hold cars and trucks. Several of the vehicles will be serviced at Eastern tire and transported to the facility by an employee. Others would meet an employee there. He plans to have an application filled out for the next Planning Board meeting.

Daniel Cellucci along with his Attorney Hannah King, Matthew Ladroga, and Melissa Bennet are here at the Board request for more information in regards to the rules/regulations of Medical Marijuana and the upcoming Adult use of marijuana.

Attorney King provided the Board with a Marijuana Legalization Timeline. She reviewed this with the Board.

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Marijuana Legalization Timeline

- 1999 Maine legalized medical marijuana
- 2009 Maine voters approved a citizen initiative resulting in the Maine Medical Use of Marijuana Act
 - Established a commercial source for medical marijuana
- November 2016 Maine voters approved a citizen's initiative to legalize adult use marijuana
- Mar. 2, 2018 The Legislature passed An Act to Implement a Regulatory Structure for Adult Use Marijuana, otherwise known as the Marijuana Legalization Act
 - Legalized the possession and use of marijuana for recreational purposes by persons 21 years of age or older
 - Created a framework for licensing and regulating adult use marijuana cultivation, products manufacturing, testing, and retail stores.
 - Cultivation License (can be indoor, outdoor, or a combination)
 - Nursery
 - Permitted to cultivate up to 1,000 square feet of clones and seedlings
 - sell clones and seedlings to consumers and cultivation licensees
 - Tier 1
 - Cultivate up to 30 plants or 500 square feet of flowering canopy
 - Wholesale marijuana flower and trim and pre-rolled joints to cultivation licensees, product manufacturing licensees, and retail store licensees
 - Tier 2
 - Cultivate up to 2,000 square feet of flowering canopy
 - Wholesale marijuana flower and trim and pre-rolled joints to cultivation licensees, product manufacturing licensees, and retail store licensees
 - Tier 3
 - Cultivate up to 7,000 square feet of flowering canopy
 - Wholesale marijuana flower and trim and pre-rolled joints to cultivation licensees, product manufacturing licensees, and retail store licensees
 - Tier 4
 - Cultivate up to 20,000 square feet of flowering canopy
 - Wholesale marijuana flower and trim and pre-rolled joints to cultivation licensees, product manufacturing licensees, and retail store licensees

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- Products Manufacturing
 - Can purchase prepackaged marijuana and marijuana products from cultivation and product manufacturing facilities
 - Can sell prepackaged marijuana and marijuana products to consumers that are 21
- Retail Store
 - Can purchase prepackaged marijuana and marijuana products from cultivation and product manufacturing facilities
 - Can sell prepackaged marijuana and marijuana products to consumers that are 21
- October 2019 The MAH Administrative Council for the City of Marijuana Policy, which is headed by the Engineering & Administration and Financial Affairs committees the adult use and medical marijuana program:
 - 20th November, 2019
 - 21st March, 2020
 - 21st August, 2020
 - 21st October, 2020
- November 3, 2019 First Adult Use Marijuana Application on file with
- December 6, 2019 Adult Use License Application Process Begins
- March 2020 First Adult Use License Issued
- 2020 First Sale

Adult Use License Application Process

- Completed Form
- Initial Approval
- Final Approval

Application Fee

- The fee is a fee of the applicant for the initial and final approval, and all subsequent renewals or transfers of the license, and is set by the Maine State Treasurer.
- The fee is the amount of application material, product, or license that is required by the municipality for the operation of the type of business establishment.

2. Approval Fee

Board wanted to know what areas our current growers in Town would be interested in going forward. Currently all are banned by the Town of Warren. The four categories are Cultivation, Processing, Retail, and Testing. All three agree that they would be interested cultivation. Melissa would also be interested in processing. They also would like to have testing at a more convenient location than they are currently driving to for testing.

The odor is stronger when the plants are reaching maturity and being harvested/drying. There is an odor however faint the rest of the growing time. If the processing is done inside with carbon filters it's a great way to limit the odor for neighbors.

The Board asked what the benefit to the Towns would be. Currently Towns are setting annual fees for Adult use growers.

	Portland	State	So. Portland	Auburn
Tier 1 Cultivation	\$500	\$500	\$600	\$1,000
Tier 2 Cultivation	\$5,000	\$3,000	\$600	\$1,500
Tier 3 Cultivation	\$10,000	\$10,000	\$600	\$2,500
Manual Mfg.	\$2,500	\$2,500	\$300	\$2,500
High Hazard Mfg.	\$5,000	\$2,500	\$300	\$2,500
Medical Retail	\$5,000		\$1,400	\$5,000
Adult Use Retail	\$10,000	\$2,500	\$1,400	\$5,000
Sm. Scale Caregiver	\$250	\$240/patient	N/A	
Testing	\$1,000	\$1,000	N/A	\$2,500

King, the estimated revenue for sales in 2020 for Medical marijuana is 60 million. The estimated revenue for sales in 2020 when Adult use is allowed will be 28 million for Medical and 225 million for Adult use. The State is still trying to set a tax price for Adult use right now it's looking like 12%.

Item 3

Old Business

None

Item 4

New Business

- a. Shane R. Sainio – Change of Use – Single Family Dwelling to Two Apartments 63 Landing Road (Map R10 Lot 062-013).

Shane would like to convert a three bedroom single family home at 63 Landing Road into two apartments, a one bedroom and a two bedroom apartment. There is plenty of parking.

Jenny Campbell a resident of Landing Road subdivision provided the Board with the Covenants that under article one state "1. Use of lots. Each lot in the Rocky Hills Subdivision shall be used solely for single family residential purposes"

After being made aware of the Covenants Shane does not plan to continue with the project.

Item 5

Work Session

- a. Discuss requiring applicants to provide State issues permits for proposed projects.

Item 6

Reading and approval of previous minutes December 12, 2019

ACTION:

Motion by Overlock; second by McKeon to approve previous minutes December 12, 2019 as corrected

Vote: 4-0

Item 7

Concerns of the Board and CEO

Item 8

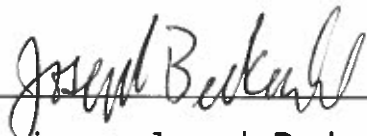
Adjourn

ACTION:

Motion by Overlock; second by McKeon to adjourn the meeting at 8:36 p.m.

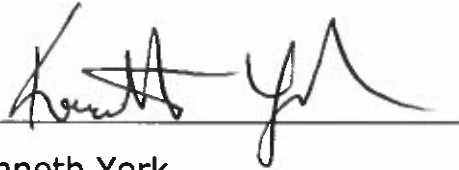
Vote: 4-0

Respectfully submitted by Board Secretary: Sara K. Davis



Chairman, Joseph Berkenbile

Vice-Chair Michael McKeon



Kenneth York

Albert Overlock