

Minutes
Town of Waldoboro
Planning Board Meeting
June 27, 2018

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Roll Call

The meeting was called to order by Chairman Scott Simpson at 6:00 p.m. in the meeting room at the Municipal Building. Other members present were Barbara Boardman, Sara Hotchkiss, Laura Mewa and Ted Wooster. Planning and Development consultant Bill Najpauer was present. The audience included Mark Andrews, Mark Berger, Beth Birmingham (*Courier*), Joanne Gatcombe, John Gatcombe, Gerry Hungerford, Tom Ruben, Alex Violo (*Lincoln County News*), Steve Warren, and Freeman Zausner.

1. Minutes of June 13, 2018 - deferred

Consideration of the June 13 minutes was deferred to the July 11 Planning Board meeting.

2. Reappointment to Planning Board

Mewa asked about the procedure for reappointment to the Planning Board. Najpauer said that Planning Board members whose terms are expiring should submit a request to be reappointed if they wish to continue on the Board. It was suggested that Mewa contact the Town Office and ask when she should come in.

3. Approval of Retail Sales, Grover and Barstow, at Cider Hill Farm, 777 Main St. (Tax Map U11 Lot 40)

Renée Grover was in for review of her and Jamie Barstow's application to operate two retail stores in the farmhouse at Cider Hill Farm. They will rent the building from the owners. A country store, ~384 s.f., will sell farm-raised meats and local produce and crafts. A small commercial kitchen will offer one hot meal per day for take-out only. A ~360 s.f. wellness store with a separate entrance will sell organic lotions, shampoos, soaps, and medicinal marijuana products, properly labeled and tested. A third unit will be a private office, not open to the public, in which she and Barstow, who are licensed medical marijuana caregivers, will treat ten clients. No marijuana will be grown on site or stored on-site after business hours. Store hours will be from 10:30 a.m. to 6:00 p.m. A professional security system will be installed. There will be exterior motion lights, and a spotlight on an American flag. Headlights should not be a problem for neighbors. She will dampen the parking lot so that it does not raise dust.

Najpauer said that medical marijuana is regulated by the State of Maine. Wooster said that the citizens of Waldoboro do not want retail sales of marijuana in town, or use at marijuana clubs. Tom Ruben noted that marijuana could be bartered rather than sold, in trade for other items, thus getting around the prohibition on sale of marijuana. Simpson said that is not a question for the Planning Board to decide.

Mark Berger, a Pine St. resident, was concerned that retail customers and medical marijuana patients will be using the same parking lot as the Cider Hill event center, which was approved at the August 14, 2013 Planning Board meeting. He said there was a lack of clarity in the August 14, 2013 minutes as to how many large events are to be allowed at Cider Hill. Boardman said event parking can be in fields on the property. Parking is not limited to the parking lot off Main St. The proposed retail uses are small in scale and should not cause any problems on a 20-acre site.

John Gatcombe lives next door to Cider Hill Farm. He said that event parking has not caused him any problems. The largest crowds at the event center have been 90 - 100 people for a wedding. He has no problem with the proposed retail uses.

Grover said that there is no room inside the building for people to eat or drink. She is not planning to operate a restaurant or bar. The food will be take-out only. The Planning Board is not being asked to review the application as a restaurant use.

VOTE: On motion of Boardman/Wooster, Planning Board members voted unanimously to approve Grover's and Barstow's application for retail sales at the farmhouse at Cider Hill Farm, 777 Main St.

4. Next Regular Meeting: 6:00 p.m. Wednesday, July 11, 2018

Adjournment: The meeting was adjourned at 6:37 p.m.

Respectfully submitted,

Susan S. R. Alexander