

NORTH BERWICK PLANNING BOARD

MINUTES OF PLANNING BOARD OCTOBER 11, 2018

Present: Chairman Geoffrey Aleva, Jon Morse, Anne Whitten, Matthew Qualls, David Ballard, Roger Frechette, CEO

Absent: Annette Hume, Scott Strynar

Also Present: Tammie Snow, Neil Rapoza, Penny Eastman, Jeff Janousek, Lauren Janousek, Judy Anderson, Don Anderson, Kevin Moore, Eric Bergendahl

1. Call To Order:

Chairman Geoffrey Aleva called the meeting to order at 6:30 pm.

3. Current Business:

3.1 Continued review of a Conditional Use Application submitted by Eric Bergendahl located at 42 Main Street. (Map 018 Lot 082) Applicant is proposing to open a retail accessory shop selling non-cannabis herbs vitamins, non-psychoactive CBD products such as salves and lotions, glass pieces, pipes, papers, vaporizers, lighters, grinders, jars, posters, and apparel. Pursuant to The Town of North Berwick Zoning Ordinance, Article 4.2 Land Uses (table), A Change of use Permit shall be obtained for this type of use in the Commercial II District.

Chairman Aleva stated that they did a site walk on the property at 5:30 pm tonight. It was noted that that the applicant would install solid doors to block off the access to the kitchen. Right now there are swinging doors. They also decided that the tobacco products would be located behind the counter top and the applicant said that they would be in cases.

Chairman Aleva asked the applicant to discuss any changes they have made since the last meeting or reiterate what the project entails. Tammie Snow, the applicant's attorney, had a question regarding the letter from the Town Manager given at the last meeting. She said that Dwayne indicated that the town attorney had said that anything that was made by the applicant/caregiver couldn't be sold there. She asked if that actually precluded making products in the kitchen. Anne Whitten said that it did prevent him from making CBD products there. Ms. Snow asked why he couldn't do that. Anne Whitten said that it was a State of Maine law. Ms. Snow said that she knows that that is what the town attorney said but she doesn't agree with it. What she really wanted to know is if someone leased the kitchen from him and made medical marijuana products that wouldn't be sold in the store, could he do that? She said that the State does have Medical Marijuana Manufacturing licenses. Chairman Aleva said that it would have to be a change of use application and he would have to come back before the Board for that. Roger said that they are limited to how many uses they have in the building. Tammie Snow

asked how many uses are allowed in it. Roger said they had 3 uses. Eric Bergendahl asked if they could change the number of uses to 4 instead of 3. Roger Frechette said that it is based on the space available. Mr. Bergendahl asked if he could use that kitchen space for storage. Mr. Frechette said that he could because that would not be considered a use.

Chairman Aleva said that they had talked about the age of the customers allowed in the store. Anne Whitten would like to discuss the 21 age limit that they discussed. She said that her concern is that they made a condition for the store that they previously approved to only allow 21 and older into their store. Matthew Qualls stated that this store would be a different scenario than the one already approved. He stated that this current application will be selling a wide range of items and he would rather not put the limitation on the front of the store. He would want that more for the back of his store where the things are locked up. Roger Frechette stated that the other applicant had originally come in for counseling and the store as one place and required the 21. When the counseling and store were separated, the 21 just carried over and the applicant was fine with that. Anne Whitten asked if the other applicant had just agreed to the 21 so he could get his permit with no hold up. She stated that the store that the other applicant has in the front is the same as what this applicant is proposing. She thinks that they need to keep it the same.

Matthew Qualls asked the applicant how he felt about putting a sign up in the store allowing only 21 and older admittance. Mr. Bergendahl said that he would not want to do that. He said that, as he mentioned before, he has 3 daughters and they take things like Vitamin C to ward off any type of virus or infection. He said that the CBD products are just a small part of the business. He will have a lot of vitamins and minerals that are beneficial to a person's health. He does not want to limit it to 21 and over. Jon Morse said that, with the other store, if you don't have a medical marijuana card his products are illegal. Anne Whitten indicated that they wouldn't be in the front part of his business. That would only apply to the rear counseling space. Mr. Morse said that it is the same owner and same store and he thinks that the applicant agreed to the 21 just so he could get his permit for the rear. Mr. Morse stated that Mr. Bergendahl is not selling anything illegal except for the tobacco products to anyone under 21 so he doesn't see why he should have to be the same as the other applicant. Matthew Qualls stated that there is also a difference regarding the proximity to the school. The other applicant's property and the back of the school property are about 500 feet apart.

Tammie Snow stated that the better comparison would be the Cumberland Farms. She said that they can't sell tobacco products to anyone under 21 but anyone under 21 can go in. She stated that the other applicant was selling medical marijuana. Anne Whitten told her that he is selling marijuana in a different area from the store. Chairman Aleva said that people might think that there is more room for intermingling there. Chairman Aleva said that he didn't think that there needed to be an age limit to go to that retail store. He stated that the other applicant volunteered to do that. Chairman Aleva said that if the other applicant wants to come back to change it they can come back for another review for an amendment to the conditional use permit. Anne Whitten said that she is just trying to keep things consistent.

Jon Morse said that, with this particular use, he doesn't think that they need to set an age limit for the people to go into the store. Chairman Aleva asked if people need to be 21 to purchase the grinders and the glass pieces. Tammie Snow believes that they do. She thinks that to purchase tobacco accessories, the State law is that they have to be 21. Anne Whitten asked the applicant if all of these accessories as well as the tobacco would be behind the counter. Mr. Bergendahl said they would be. She asked if the things that would be up front would be the herbs, vitamins and any type of holistic medicines. Mr. Bergendahl said that was correct. Chairman Aleva asked if he needed to get a tobacco license to sell the accessories. Ms. Snow said that he had to. Chairman Aleva asked the applicant if he was planning on selling cigarettes. Mr. Bergendahl said he was not planning on it.

Chairman Aleva asked the applicant if he was going to have security cameras and Mr. Bergendahl said that he would have them. Chairman Aleva stated that when they did the site walk, the applicant had mentioned trying to open up the front door area. He thinks that the applicant may want to keep it as a weather break. Chairman Aleva said that he has the American Disabilities Act access up the side and if the applicant is not paying attention to it, it could put him in a tough spot. Roger Frechette said that it puts people almost right behind the counter right away. Chairman Aleva said he could probably keep that door locked and have a buzzer on the door for whoever is using the ADA access. The applicant could buzz them in.

Roger Frechette asked the applicant what he was going to have for hours of operation. Mr. Bergendahl said that he hadn't really thought of that yet. Tammie Snow asked what the standard hours were in the town. Anne Whitten said that they just can't be open 24 hours. Mr. Bergendahl asked if he could just say 9:00 am to 9:00 pm and he would make sure that he was within these hours. Matthew Qualls stated that if he has delivery trucks that come in early, he will need to consider that for his hours as well. If he has a delivery that comes in at 7:00 am but his hours are 9:00 to 9:00, it may be an issue. Anne Whitten asked if he had delivery trucks come in. Mr. Bergendahl said that he didn't have big trucks like 18 wheelers delivering items. Most of his merchandise is delivered through a common carrier such as UPS or Federal Express. Chairman Aleva asked if he was going to be open 7 days a week. Mr. Bergendahl said that he would be open on the weekends but for less hours. Tammi Snow stated that they can just put it as 9:00 to 9:00 7 days a week. This way he can just set it up within these time frames.

Matthew Qualls asked if the space had a sprinkler system. Mr. Bergendahl said that they did not. He stated that the fire alarm and CO2 monitor are hard wired. Mr. Qualls said that if he decided to use the kitchen, he may have to add some there. Mr. Bergendahl said that there are some sprinklers in the kitchen area. Roger Frechette asked the Board if they wanted to consider different hours for Sunday for church. David Ballard asked if the other stores had any limitations on Sunday for church. Mr. Frechette said that we did not. The Board had no issues regarding the Sunday hours.

Roger Frechette stated that he and Mr. Bergendahl had talked about a book that he wanted to have in the store. The applicant wants to have a book on site that he can use to show people to

become a patient. Mr. Frechette said that he doesn't think he can do this. Ms. Snow asked why not? Mr. Frechette said that he is not selling it in the store but he is selling it through the book. He is advertising it in the store. Ms. Snow said that he is advertising but not selling. She said that they are not going to order at the store. Chairman Aleva asked what book they were talking about. Mr. Bergendahl stated that, as a caregiver, he could have a book available of products that he offers. The customer could contact him off site to place the order. Mr. Frechette said that the attorney said it wouldn't be allowed. Ms. Snow said that there is nothing in the State law that states that this would not be allowed. She stated that it is not selling. She said that you can have a website that doesn't sell but it lets people contact you and that is completely legal under State law. Mr. Frechette said that he would refer to the attorney on this matter. Ms. Snow said that she can talk to the attorney. She said that the attorney is saying some things that she is unsure of where she is getting the information from. She asked who the attorney was so she could discuss it with her. Roger was unsure of her name but she works for Drummond Woodsum. He thinks that it is A. Dixon. Ms. Snow said that she will talk to her because there is nothing in the State law that prohibits this.

Mr. Bergendahl said that when you go get gas, there are screens up that are advertising items. He said that as a vendor, if somebody is looking through the vitamins and asks him for a specific vendor or a specific kind, he would have catalogs available. Any medicinal store that you go into that sells herbs and vitamins, will have catalogs available. Matthew Qualls asked him if his intent is for a customer to come in, look at the book and contact him to order. Mr. Bergendahl said that it would not be him personally. They would contact the company, called Nation Miracle, LLC if they are interested. Anne Whitten asked if he was a legal caregiver. Mr. Bergendahl said that he was a licensed caregiver. David Ballard asked Roger if it was because it would be a distributor type of environment. Roger said that he did not know. All he knew is that both Dwayne and the attorney had issues with that. Mr. Ballard said that he does see where this could be a legality issue. Ms. Snow stated that she would like to discuss it with our attorney to see why they think it would be an issue. Anne Whitten said that she would also like to do some research on the issue.

Matthew Qualls said that if they approve the application tonight they can include a condition saying that it would be dependent upon the attorneys working it out. Chairman Aleva said that they couldn't do it that way. It would have to be a condition that the book would not be allowed and if it is determined that it would be allowed to have the book in the store, the applicant would have to come back before the Board. Chairman Aleva said that, in the letter from Dwayne, under the Retail Store Medical Marijuana section, it states, "The permittee shall not use the premises to furnish or sell marijuana, prepared marijuana, or marijuana products to qualifying patients, as those terms are defined in 22 M.R.S. § 2422." Chairman Aleva said that they need to interpret if that book that they are using is an instrument of sales. Mr. Qualls said that if the intent is to educate, that is one thing but if the intent is that they will contact this other person to get what they needed, that is something different.

Chairman Aleva told the applicant that they can go forward tonight with potential conditions or they can table it and get an answer from the town attorney. Tammie Snow said that they would like to go forward and deal with the book situation later. They do not want to hold it up just for that.

David Ballard just wants to clarify the situation. He said that a customer would come to the applicant, who is the caregiver, and tell him his symptoms and ask what he would recommend. He asked why a customer would be coming in just to look for a book for what they might want to order based on the problem they have instead of asking him his recommendation and advice. Mr. Ballard said that he is trying to get this straight in his head. He thought that as a caregiver, people are looking for his recommendation. Mr. Ballard said that he is trying to figure out the difference between this store and the other one they approved. Chairman Aleva said that the other one is a counseling service with patient care. Anne Whitten stated that Mr. Bergendahl is basically looking to be a counseling service as well. Mr. Qualls said that he is doing that from home. Mrs. Whitten stated that if a person is asking him a question they are looking for his recommendation. Mr. Qualls said that the difference is that they are not his patients.

Tammie Snow said that the applicant will sell herbs and medicines and someone comes into the store and says that their back hurts all the time. They ask Mr. Bergendahl what he would recommend. They talk about the herbs. She doesn't understand how they can stop him from telling the customer that medical marijuana is good for that as well and he could show them the options in the book. Roger Frechette said that nobody is telling him that he can't say it. Ms. Snow asked what the difference is with the book. Mr. Bergendahl stated that there is a book called Nutritional Healing where you can look up any disorder that you have and it will list any vitamin and herb that you can take to help that condition. These are the vitamins and herbs that he will be selling in the store. If he has a little bit more knowledge about a certain vitamin or herb, he is going to tell them.

Anne Whitten stated that she doesn't believe that it has to do with the State law but that it has to do with our Moratorium. Ms. Snow said that he is not selling. Roger Frechette said that he is advertising with the intent to sell. Ms. Snow said that he would be doing that anyway if he told the person that medical marijuana might help them. Matthew Qualls said that he thinks the difference is that educating someone that comes in saying that they have back pain and the caregiver gives them something to rub on it and they should be good. The caregiver is just telling them that this herb or product that he happens to carry can help with the condition. With the medical marijuana, the caregiver can say that this marijuana can help with your eye pain. Mr. Qualls said that he can say that a particular strain would help with their condition, but when you tell them specifically that they can go buy it at a specific place, that is where the difference is. If you have a book with just information that is one thing, but if you are telling them where they can buy it from, that is a little different. Mr. Bergendahl stated that he has been to herb stores in New Hampshire that have told him they don't carry something but will tell him where he can get it. Ms. Snow said that the customer can go anywhere to buy it. He is not selling it there. He is recommending a strain and telling them that he happens to have a business that they

can buy it from. Mr. Bergendahl stated that he will not be the person in the store 90% of the time because he doesn't have time to stand at the cash register.

Jon Morse said that if somebody walks into his house, asks if there is a God and he gives them a Bible, is that breaking the law? David Ballard said that the only difference would be if he was making money from it. Ms. Snow said that she thinks that they are getting into constitutional free speech. She said that if they are looking into prohibiting this, they are getting close to issues with free speech. Anne Whitten stated that the best thing to do is for the attorneys to discuss it and for her to do further research. Matthew Qualls said that the questioning aspect of this was important because he needed to understand his intent. Is it an intent of making money off of this for him? Mr. Qualls wanted to know if the applicant is just there to educate the customers or is he looking to help his friend make some money off of it. Mr. Bergendahl said that he places pic lines as a nurse and specializes in ultrasound and he preaches the benefits of it all day long. He believes in it because it is a medicinal product and helps a lot of people in a lot of ways.

Tammie Snow said that she will definitely be speaking to the town attorney about it because we are telling him what he can and can't say. Chairman Aleva said that she had the letter from the Town Manager that was given to the Planning Board with the discussion that the moratorium states that the sale of medical marijuana in a retail setting is not allowed within the Town of North Berwick. Ms. Snow stated again that he is not selling it. Chairman Aleva said that they need clarification from our attorney. Chairman Aleva said that the applicant mentioned a book and that there is a company name. He asked the applicant if this was his company. Mr. Bergendahl said that he did own the company.

Ms. Snow said that after she talks with the town attorney and if they work it out to be that it is not considered selling, what would the next step be? Chairman Aleva said that they would come back before the Board to have another discussion if needed. He said that if they agree that it is not selling, our attorney may give her a better idea of how it works. They may not need to come back before the Board. He said that if it is not something that is under the purview of a Conditional Use Permit then they wouldn't have to come back. Roger Frechette said that he was not sure. Chairman Aleva said that if it is not selling than it is not selling so there is nothing that the Board would have to do.

Jon Morse motioned to approve the Conditional Use Application submitted by Eric Bergendahl located at 42 Main Street (Map 018 Lot 082) to open a retail accessory shop selling non-cannabis herbs, vitamins, non-psychoactive CBD products such as salves and lotions, glass pieces, pipes, papers, vaporizers, lighters, grinders, jars, posters, and apparel pursuant to the Town of North Berwick Zoning Ordinance, Article 4.2 Land Uses (table) with the following conditions:

1. The hours of operation will be 9:00 am to 9:00 pm 7 days per week.
2. All tobacco products will be stored behind the counter in a locked cabinet.
3. There will be security cameras installed on the premises.
4. There will be no medical marijuana catalog distributed in the store.
5. They will install secure doors going into the back area.

Matthew Qualls seconded the motion. VOTE: 5-0

3.2 Continued review of a Conditional Use Application submitted by Maine SAD 60 located at 25 Varney Road (Map 021 Lot 51). Applicant proposed to install an outdoor Amphitheater.

Chairman Aleva recused himself from this application because he works for the company that is presenting the project. Vice Chairman Jon Morse will be the Acting Chairman on this project.

Neil Rapoza from Civil Consultants stepped forward to discuss the project. There have been no changes since the last presentation. It is just pending the comments from the site walk.

Acting Chairman Morse asked Roger Frechette if he had any issues with the project. Roger said he did not.

Matthew Qualls said that he has a question regarding how close the building is to where the staircase is coming down. He stated that the start of the bleacher set has a little walk between it. He asked if there was enough room. Acting Chairman Morse said that he is referring to where they have 2 sets of stairs. Mr. Qualls said that it was a little hard to tell when they were on the site walk. Mr. Rapoza said that the way they were looking out in the field it looked like it cut across. He stated that he didn't stake out where the bend is and that is where they have it coming up to the stairs. He said that these are emergency stairs and he didn't want to have a finished platform down in that area. Acting Chairman Morse asked what the difference was in elevation between the stairs and the walkway. Mr. Rapoza said that they will be flush.

Anne Whitten motioned to approve the Conditional Use Application submitted by SAD 60 located at 25 Varney Road (Map 021 Lot 51) to install an outdoor amphitheater as shown in their design. David Ballard seconded the motion. VOTE: 4-0 Abstain: 1

Chairman Aleva took over as Chairman for the remainder of the meeting.

3.3 Continued review of a Conditional Use Application submitted by DJ Realty LLC located at 22 Elm Street (Map 021 Lot 041). Applicant proposes to add 8 additional parking spaces to be located in the back right hand side of the property.

Chairman Aleva stated that they had a site walk tonight. The area was very well mapped out indicating where the parking stalls were going to be with the turnaround. The applicant listened to the Board's comments from the last meeting and made some adjustments. He asked Roger if he had any comments. Roger said that everything looked great. He stated that the Board will need to set a Public Hearing.

Matthew Qualls stated that the natural space area was very soggy and close to the water. He wondered if there would be any issues with adding the extra pavement. Roger said that they

have to make sure that they maintain a distance of 75 feet and the applicant is far from that amount.

Anne Whitten motioned to accept the application as complete for DJ Realty LLC. Jon Morse seconded the motion. VOTE: 5-0

David Ballard asked if there was going to be any lighting in the area. Mr. Anderson said that there is no additional lighting. Roger asked Mr. Anderson about a retaining wall he had mentioned. Mr. Anderson said they would only put one if it was needed. Roger asked if he was going to put some sort of guard rail so nobody backs off. Mr. Anderson said that they did indicate on the plan that there would be a guard rail.

Chairman Aleva said that they need to set a Public Hearing. The Board agreed to have the Public Hearing on October 25, 2018.

Jon Morse asked how close they are to Johnson's parking lot. Mr. Anderson said that they are about 5 feet from the property line and about 10 feet from their hot top. David Ballard asked if someone would be able to drive from their parking lot to the Johnson's parking lot. Mr. Anderson said that they could not.

3.4 Conditional Use Application submitted by Penny Eastman located at 31 Sid Hall Drive Map 005 Lot 029-3. Applicant is proposing an in home daycare.

Chairman Aleva asked Roger if they had to go through the whole process of a Public Hearing for this application. Roger said that they do not need to have a Public Hearing for this type of application.

Penny Eastman stepped forward and said that she lives at 31 Sid Hall Drive and would like to do an in home daycare. It would include some all day and some before and after school care. She said that she is licensed for up to 12 kids but she doesn't think she wants that many. Chairman Aleva asked if she had to go through DHS for this and if they come in and do an inspection of the house. Ms. Eastman said that they have already done one. She said that the Fire Marshall has also been out. Chairman Aleva asked if they had given her a letter. She believes that they are waiting on the approval from the Planning Board. Chairman Aleva said that when she does get the approval, she needs to give Roger a copy. Chairman Aleva asked if they do yearly inspections and Ms. Eastman said that they did. Chairman Aleva told her to give a copy of the inspection report to Roger as well.

Jon Morse asked what the size of her home was. She said it was about 1700 sf. Roger asked if it was 1 or 2 floors. Ms. Eastman said it was 2 floors and a loft that is a big bedroom. Jon Morse asked if she had a full basement and she said she did. Mr. Morse asked where the playroom that she has marked on the plan is located. She said that everything is on the first floor. She said that the playroom goes down a few steps. Mr. Morse said that on the other plan, it looks like the

playroom is a bump out. She said that it kind of is. Mr. Morse said that on the plan that shows the house and parking spaces it looks like the house is rectangular and doesn't show the bump out. Ms. Eastman said that it looks rectangular because there is a whole front deck on the top. Mr. Morse asked if the playroom was part of the 1700 sf and she said it was.

David Ballard asked if she had her own children that would be considered part of the twelve. She said that she did not have any kids at home. Jon Morse asked if the living room, dining room and the playroom are all part of the daycare. Ms. Eastman said that they were. Mr. Morse asked how she was going to stop the kids from going into the kitchen. She stated that she had a gate for the upstairs, for the bedroom downstairs and for the kitchen. Mr. Morse asked what kind of gates. She said that they are regular gates that you latch and she has an extended one for the kitchen.

David Ballard asked what hours she would be operating. Ms. Eastman said that it would be from 6:30 am to 5:30 pm. Jon Morse asked if she had anything outside. She said that she had a swing set, a couple of playhouses and a climbing dome. He asked if they had to go off the deck to get to the backyard. She said that they did. Matthew Qualls asked where the bathrooms were. Ms. Eastman said that they it was on the first floor. It is down a hallway by the kitchen. He asked if the fireplace was a working one. She said it was and that she has a secure gate that goes around the whole thing. Mr. Morse asked if it was an inset stove or open. She said that it is a wood stove.

Roger Frechette told Ms. Eastman that, for all of the things that the Board is asking her, she will have to put that on some sort of plan. That way he has it in the file in cases somebody like the Fire Department comes in and want to see the actual layout of the property. Jon Morse asked her to be as accurate to scale as she could possibly be. Chairman Aleva said that it would be a good idea to include pictures. Ms. Eastman asked if they needed pictures of just the rooms being used or the whole house. The Board said that they just need pictures of the areas that will be in use for the daycare.

The Board agreed to have the site walk at 5:45 on 10/25/18.

4. Other Business:

Jeff and Lauren Janousek said that they live on Route 9 by the High School. They spoke to Roger about adding a deck but they are too close with the setbacks. They were wondering about getting some ideas about the best process. He stated that he owns the lot next door but it is only 1 acre. He said that they could try and deed them together but he is not sure if that would be the best process moving forward. He was hoping to do some information gathering from the Board.

Chairman Aleva asked how big their lot was right now. Lauren Janousek said that the house is on 2 acres and they have 1 acre next to that. Mr. Janousek said that 9 years ago the lot next to them was up for bid and they purchased it. Mr. Janousek said that it is technically 2 lots so he

doesn't meet the setback. Chairman Aleva asked if it was the side setbacks that he was having an issue with and Mr. Janousek said that it was. Anne Whitten asked if they blended the 2 deeds, would he then meet the setbacks. Mr. Janousek said that he could. Anne Whitten asked if blending the 2 deeds is what they wanted to do. Mr. Janousek said that he didn't know and that's why he wanted more information to decide what to do. Chairman Aleva said that it is an existing non-conforming lot so they could build on it. Roger said that they would need to go through Zoning Board.

Chairman Aleva asked how much it cost if they had to go to the Zoning Board. Roger said it is just like the Public Hearings where they have to pay for the legal ad and the abutter notices. Anne Whitten said that they would need to prove hardship and that is something that can be hard to prove. Roger said that the hardest question to get through for them is, "If you are not allowed to do this, can you get a reasonable return on your property?". He said that the question is almost impossible. Roger said that they bought the property from the town so he will talk to Dwayne about it. He said that they may have to combine the 2 regardless. Chairman Aleva said that they do not have to combine them. Roger said that if it was a legal buildable lot, then they would not have to but if it is a non-legal lot, you may have to combine the two. Chairman Aleva said that it is a legal lot but it is just a non-conforming lot. Chairman Aleva said that they could go to the Zoning Board and realistically get a variance because not granting the variance is the hardship of it not being a buildable lot.

Jon Morse asked how far the setback was for his deck. Mr. Janousek said that it is at the 60 feet setback right now but they wanted to enlarge it by 8 feet. Roger said that they might be able to go to the Zoning Board and get a 20% variance and not even deal with the other lot. Chairman Aleva said that the 60 foot side setbacks do not make any sense. Chairman Aleva asked if they were going to tear down the existing deck and build a new one. Mr. Janousek said they were going to tear it down. He said that would be easier.

Chairman Aleva recommended that they look into the Zoning Ordinance where they can get a reduction in their setbacks by 20% and see if that works. He said that he would be hesitant to give up the non-conforming lot.

Anne Whitten asked why the Planning Board can't do something about the setback requirements. Chairman Aleva said that they could. He said that when it is slow and they don't have much on the Agenda, they are supposed to be looking at the Comprehensive Plan and potential zoning changes.

2. Review Previous Minutes:

Anne Whitten stated that on the 5th paragraph on Page 2, in the last sentence, the word "ship" should be "shop".

Anne Whitten motioned to approve the minutes of September 27, 2018. Jon Morse seconded the motion. VOTE: 5-0

5. Adjournment

Anne Whitten motioned to adjourn the meeting at 7:54 pm. Jon Morse seconded the meeting.

VOTE: 5-0

Roger Frechette
Planning Coordinator

Respectively submitted,
Susan Niehoff, Stenographer

Chairman Geoffrey Aleva

Jon Morse

Anne Whitten

Matthew Qualls

David Ballard

Annette Hume

Scott Strynar