



Town of Carrabassett Valley  
1001 Carriage Road  
Carrabassett Valley, Maine 04947  
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### **Carrabassett Valley Planning Board**

**Thursday, September 23, 2021 at 4:30 P.M.**

**\*\*Board Members will be meeting IN PERSON at CV Town Office Meeting Room and there is room for guests to join in person as well\*\***

*Meeting guests who wish to listen remotely to the meeting may join by remote access over the phone as follows:*

- *Guests shall call 1-425-436-6390*
- *When prompted, enter the code 6 6 8 5 3 6 followed by #*
- *Once brought into the system, please announce yourself and then remain quiet while you listen to discussion; if you wish to participate in the meeting, you need to voice your request and wait for the Board to recognize and grant you the permission to speak.*

### **Agenda**

0. Call to Order, Board Member Attendance & Voting Quorum.
1. Review the Minutes of the July 8, 2021 Planning Board Meeting.
2. Revisit Site Plan Review - Airport Taxilane and Hangar Expansion presented by Town of Carrabassett Valley on Map 3, Lot 2 located in the Light Industrial District.
3. Site Plan Review – Judson’s Plaza by AP 27 LLC on Map 3, Lot 1 located in the Valley Center District.
4. Other Business?
5. Adjourn

*Please email [cvceo@roadrunner.com](mailto:cvceo@roadrunner.com) to request meeting materials ahead of the meeting.*

**TOWN OF CARRABASSETT VALLEY**  
**MINUTES OF THE PLANNING BOARD MEETING**  
**July 8, 2021**  
**Meeting at CV Town Office**

Members Present:    Brian Demshar                      Tim Flight  
                             Roddy Ehrlenbach                      Scott Stoutamyer  
                             John Slagle

Others Present:        Chris Parks                                      Sue Davis  
                             John Beaupre                                    Greg Scarselletti

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Brian Demshar opened the meeting at 4:32 p.m. and welcomed those present. Brian noted that the alternate members of the Planning Board will be voting tonight.

The first order of business was to review the minutes of the June 24, 2021 Planning Board Meeting. John Slagle made a motion to accept the minutes, noting a minor spelling edit. Tim Flight seconded the motion. Motion approved.

The next item on the agenda was an application from Tombeau, Inc. (Map 3, Lot 3-1) for a Conditional Use Permit for Adult Use Marijuana Retail Store. A written packet was provided by the applicant. Following initial review and discussion, the Board conducted the Findings of Fact. The following items were noted in that finding:

- The property is located more than 1000' from the Town Park Riverbend.
- The proposed operating hours are within the limits of the ordinance.
- The depicted security plan is acceptable, pending State approval.
- Signage, per the State, is in depicted and can come back as a condition of approval.
- Ventilation has been addressed in the application plan.
- Access will be provided.

The Board agreed unanimously that the application meets the ordinance. Roddy Ehrlenbach suggested that the security plan be approved by the Carrabassett Valley Police Department as a condition of approval.

Following completion of the review, Roddy Ehrlenbach made a motion to accept the application under Conditional Use, with the security plan being a condition. Tim Flight seconded the motion. Motion approved with four in favor. The Chair abstained from voting. Brian Demshar then signed the permit.

Under Other Business, there was discussion of the Scenic Corridor Standards and clearing in the 50' buffer area. The Board read and discussed the ordinance, which states that any ambiguity of the ordinance is up to interpretation of the Board. The consensus was that the buffer should be protected to the extent possible.

Meeting adjourned at 5:35 p.m.  
Respectfully submitted, Lynn M. Schnorr