



Town of Carrabassett Valley
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Carrabassett Valley, Maine 04947
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Carrabassett Valley Planning Board

Wednesday March 30, 2022 at 4:30 P.M.

rescheduled from 3/24/2022

*Board Members shall meet in person at the Carrabassett Valley Town Office; masks are optional at this time. Guests may join remotely with **Zoom ID 531 268 2243** & Passcode of **04947** or linking to:*

<https://us02web.zoom.us/j/5312682243?pwd=TGxrUExKcXdqQTdlZUZhYUVteG5GZz09>

To use a traditional phone to call 1-929-205-6099 and follow prompts for Meeting ID and Access Code listed above. Please announce yourself and then remain quiet/muted while you listen.

Agenda

1. Call to Order, Board Member Attendance & Voting Quorum
2. Establish Chair & Vice Chair
3. Discuss Bylaw Review
4. Review the Minutes of the December 22, 2021 Planning Board Meeting.
5. Review Existing Approved Red Stallion Subdivision Plan and discuss proposal to amend the development plan
6. Reapproval of Driveway Creation in the Shoreland Zone for Map 8, Lot 23A
7. Initiate Discussion on updating Shoreland Ordinance
8. Other Business?
9. Adjourn

**TOWN OF CARRABASSETT VALLEY
MINUTES OF THE PLANNING BOARD MEETING
December 22, 2021**

Members Present: Brian Demshar Tim Flight
 Al Sleight Jim McCormack
 Scott Stoutamyer

Others Present: Chris Parks Adam Platz via Zoom
 Sue Davis via Zoom Joel Pepin via Zoom

Brian Demshar opened the meeting at 4:30 p.m. confirming the presence of a quorum with Scott in as a voting member, and welcomed those present.

The first order of business was to review the minutes of the November 18, 2021 Planning Board Meeting. Alan Sleight made a motion to accept the minutes. Tim Flight seconded the motion. Motion approved.

An application was presented for a Retail Marijuana Conditional Use Permit by Jar Co CV LLC at 1221 Carrabassett Drive (Map 3, Lot 1) – formerly Judson’s Motel. This property is in the Valley Center zone. Adam Platz participated acting as Agent for Jar Co CV LLC and had provided documentation in advance of the meeting to address the conditions for the permit. Adam noted that they have gone back and forth some but that under current consideration, Jar Co CV plans to be in Tenant Space E, rather than B as shown on the recently approved site plan, largely chosen as this will be in the corner unit of the building. Adam addressed some questions pursuant to their conditional license from the state, which expires in January 2022. He confirmed that they have re-applied to extend their permit for another twelve months, which should be in hand in a couple of weeks. Adam noted that AP27 LLC plans to build out the entire building before Jar Co moves into the building, that there is no plan to stage construction as had been asked by the PB to confirm. Jar Co has several other existing retail locations and two medical locations. Alan Sleight asked about signage, as indicated in the package of information provided to the Planning Board; Adam indicated that he expected the sample sign was provided for information and similar to what he expected the final sign to appear as but that he would return to the PB at a later date to formally secure the ‘preapproval’ criteria required by the Adopted Marijuana Revisions to the Zoning Ordinance’s Performance Standards; Adam noted that he expected this sign to be on the back of the building at the customer entry. Another ‘complex sign’ would be in the location of the old Judson’s sign along the roadside and/or the existing sign foundation be rehabbed as it carries some historic qualities to it; the complex sign would carry up to 5 signs with one for each space in that location, since it would be shared with the other tenants. CEO Chris Parks confirmed that based on his review he believed that the application before the Planning Board was complete. Tim Flight recommended reviewing the performance standards for a retail marijuana store, which is in the ordinance. Upon review, it was noted that these items had been mostly addressed in the materials provided by Adam Platz. Adam also noted that Seacoast Security will be providing the security system for the property as they

have for the other existing Jar Marijuana locations. Carrabassett Valley Police Department will also review the information for approval as part of the Select Board License Application Process. Joel noted that the exterior lighting has to be approved with the application submitted to the State for the permit as part of the State's security requirements back, and the Board agreed that it can be done tastefully with downcast cutoff light fixtures that won't pollute light into the scenic corridor or disrupt motorists view. Adam noted, also, that they have been successful with ventilation and odor mitigation at their other stores, so they will have a similar plan for this facility. Chris Parks reported that the Fire Chief, Police Chief and Code Enforcement Officer will review these plans before the final permit is issued by the Select Board. With no other questions for Adam Platz, the Planning Board agreed the application was complete as submitted and moved on to the Findings of Fact. Follow review of the Findings of Fact and the Planning Board's agreement that there are items of concern, Al Sleight made a motion to approve the plans as presented. Jim McCormack seconded the motion. Motion approved unanimously granting Jar Co CV LLC its Retail Marijuana Store Conditional Use Permit.

Chris Parks reported that he got a rough timeline from Main-Land Development with regard to SMC's West Mountain Development. It is likely to be late March or early April before they are ready to come back to the Planning Board as they are currently working thru some revisions with MDEP.

Meeting adjourned at 4:53 p.m.

Respectfully submitted,

Lynn M. Schnor