

Dresden Planning Board
P. O. Box 30
Dresden, Maine 04342
Meeting minutes for Monday, March 01, 2021

Present - Jeff Pierce (Chairman), Jay Cummings, Patty Stewart, Steve Stone and Dan Hanley (Vice Chairman).

Peter Elvin was absent. We have one vacancy at this time.

Others present – Michael Stewart (applicant), Dan Stewart (resident), James Davis (applicant), Kirsten Hebert & Chris Cossette (Calista Vista), Gerry Pepin (Calista lot owner), Jon Madore (resident), Peter Lyons (resident), Gorham Lilly (resident), and Shari Lilly (recording secretary).

NOTE: As per order of the Governor due to the CoVid-19 pandemic, the social distancing restrictions and face covering guidelines are still being followed.

Jeff opened the meeting at 6:30 p.m. The Pledge of Allegiance was then recited.

ITEM #1 – Review minutes of January 18, 2021 (no meetings in February) – Motion to accept by Dan; Jay seconded; motion passed by show of hands of those present and voting.

ITEM #2 – Public Hearing - Michael Stewart – Map R-07, Lot 40.1 – 151 Popp's Road – Proposed Outdoor Cultivation of Medical Marijuana – Patty requested to notify all that she is related to Mr. Stewart and wanted to know if the Board felt she should recuse from this project. All members present signified that they feel Patty can be impartial and have no problem with her being involved in discussions and decisions regarding this project. With that Jeff, asked Mr. Stewart to give a summary of his proposed project. Mr. Stewart plans to have a 40' x 40' fenced in area for the growth of his permitted 30 medical marijuana plants. The fence would be 8' tall and have security cameras situated around the area. It would only be accessible by Mr. Stewart. He reminded everyone that the State has very strict rules that he will need to adhere to and they will be doing random checks. All members commended Mr. Stewart as he has presented a very good and thorough plan. Jeff noted that he does have his license in place and has paid his fees. With that, Jeff gave the protocol set forth for the public hearing. First, those in favor of the project can speak. Second would be open to anyone who wanted to speak against the project. Finally, anyone who is for or against would be given the opportunity to speak. Jeff then opened the public hearing at 6:25 p.m. asking for anyone who wants to speak in favor. Dan Stewart noted that he owns the property that will be used and that Michael is his son, but feels he will be a responsible person to do this type of business. Jeff then asked for anyone who wanted to speak against the project. Hearing none, he opened it to anyone who wants to speak for or against. Hearing none, Jeff closed the public

hearing at 6:35 p.m. Jeff then asked if there are any comments or questions from the Board members. Seeing none, Jeff asked for a show of hands from those members who are in favor of the issuance of the C.U.P. for Michael Stewart's planned outdoor cultivation of medical marijuana. With a unanimous show of hands, the project was approved. The Board wished Mr. Stewart all the best with his business.

ITEM #3 - Timothy Schwerling – Division of property on Common Road (Chokecherry Lane) – Mr. Swerling is not present but will be at the next meeting.

ITEM #4 - Old Business – James Davis – 310 Calls' Hill Road – Addendum to Kalebs' Way Subdivision - a.) Jeff told all that he has done business with Mr. Davis so he wanted to ask the members if he should recuse himself. All members are in agreement that Jeff is able to conduct himself impartially and should be allowed to continue with the project. Mr. Davis explained that years ago the Beveridge family had sold property to Bill Whorff and George Bowker. Mr. Whorff had gone bankrupt leaving Mr. Bowker as the owner. Mr. Bowker sold the property on Kaleb's Way to Mr. Davis in 2014. In the deed to the property, the Beveridge Family has a Lifetime Estate clause giving them access to the property on which their home is located on about 2 ½ acres. The taxes for this parcel has always been paid separately since 2010 by the Beveridge family and it has a separate deed. Mr. Beveridge asked Mr. Davis if they could acquire the property nine (9) years earlier than planned. Mr. Davis explained that he had cut off some of the acreage for a minor subdivision and that he doesn't have a problem with the proposal but wanted to bring it to the PB. As the property is a separate parcel and the Beveridge's have been paying the taxes on it, Jeff feels the Board could grant an exemption due to this already being carved out for more than the five (5) years allowed. Mr. Davis added that the Beveridge family has been there since about 1947. Steve asked Mr. Davis if he knew about the existing lifetime estate. Mr. Davis said he was aware of it and he doesn't have a problem with it. They came to him after his subdivision was already carved out. Jeff then made a motion to grant the exemption on the Beveridge property to be separate from the Kaleb's Way Subdivision. Jay seconded and the motion passed unanimously by show of hands from all those present and voting. A letter of confirmation will be drawn up for Mr. Davis.

ITEM #5 – Kirsten Hebert & Chris Cossette – Calista Vista Informational Discussion – Ms. Hebert & Mr. Cossette are in the process of purchasing eight (8) lots owned by Tiffanie & Tyler Williams at the Calista Vista Subdivision so they are hoping to gather information as to how they will need to move forward with their project knowing there have been issues with the property in the past. They have a Purchase & Sales Agreement scheduled to be closed this Friday which will include paying the back taxes. They realize there are various issues with the property but are hoping to reach out to the neighbors; perhaps plan for a Road Association to put plans in place. After purchase of the property they plan to merge all the lots back into one

property with no further subdividing. Jeff told them that Gerry & Linda Pepin, along with Mary Fabus have submitted a request to change the requirements on the Conditional Use Permit. Jeff mentioned the need to make the road wide enough to allow two (2) vehicles easy passage. Also, previously the Fire Chief had provided his determination of the need for a fire pond or cistern for safety reasons. Jeff noted that as Mr. Cossette is a member of the Wiscasset Fire Department, he is probably well aware of the fire safety concerns. Jeff also mentioned he has previously talked to Ms. Hebert about the back taxes due on the 'Common Area' so she would be aware of that. He stated that having a road association would be a great way to start, but would need co-operation from the other property owners. This would then make it easier to allow people to build a road into their properties and finally be able to do what they have been wanting to with their property for many years as the ultimate goal is for everyone to be able to move on. However, we have to go by our ordinances. It is up to the landowners to bring a plan to the PB that would be acceptable according to those ordinances and to the Select Board. Mr. Cossette asked if the subdivision ordinances are on the town website. Jeff said he didn't believe they are, but he could help him get what he needs or he could ask at the town office. Steve suggested they do a lot of homework so they know what it all consists of, all things considered. And talk to the people there. Mr. Pepin is here tonight, so perhaps they could get together after the meeting to begin their talks. Jeff reminded them that it is up to the owners to develop their plan to bring to the PB, not the other way around. He said we want all owners to be able to do whatever they want with their property and our hope is to finally get this cleared up, not only for them but also for the Town. Patty asked if they were aware of the whole situation before they decided to purchase the property. Ms. Hebert said they were. She is wanting to pay the back taxes and finally get this all taken care of so people can begin to build or whatever and she looks forward to being in Dresden. They also plan to change the name! Jeff said to put that on their application when the time comes. They hope to get with the other owners to see if they can discuss options. Jeff then explained to them the Board will need to have nine (9) copies of their plan on the Thursday prior to our next meeting. He also mentioned that they have his number if he can be of any help to them.

ITEM #6 - New Business – None.

ITEM #7 – Other Business – Board Vacancy – Jeff said there is a couple of names at the Town Office so he'll let the Selectmen know so they can appoint someone.

b.) Mr. Schwerling will plan to be at the next meeting with his maps & project plan.

ITEM #8 - Adjournment – Dan motioned; Steve seconded. So voted at 7:03 p.m.

Respectfully submitted,
Shari Lilly (Recording Secretary)