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# TOWN OF ELIOT, MAINE

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## PLANNING BOARD AGENDA

TYPE OF MEETING: SPECIAL  
PLACE: ELIOT TOWN HALL - 1333 STATE RD.

DATE: Tuesday, August 28, 2018  
TIME: 7:00 P.M.

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PLEASE NOTE: IT IS THE POLICY OF THE PLANNING BOARD THAT THE APPLICANT OR AN AGENT OF THE APPLICANT MUST BE PRESENT IN ORDER FOR REVIEW OF THE APPLICATION TO TAKE PLACE.

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- 1) ROLL CALL
- 2) PLEDGE OF ALLEGIANCE
- 3) MOMENT OF SILENCE
- 4) 10-MINUTE PUBLIC INPUT SESSION
- 5) OLD BUSINESS

- a) **495 Harold L Dow Highway (Map 53/Lot 6): PB18-9: Determination of completeness of application by Planning Board & Public Hearing Scheduled** – Site Plan Review for the following: 1.) demolish & reconstruct existing structure for a partial space to be used as proposed primary caregiver retail storefront; 2.) install a fence around a portion of the property; 3.) add proposed parking; 4.) install a proposed 48' by 72' greenhouse; 5.) add other site amendments, such as utility pads, soil storage, composting and recycling areas as noted on the proposal

1. Revised Request for Planning Board Action Application, received 08/11/18 with the following documentation:

- (1) Letter from H. & K. Pope dated 08/07/18, with documentation outlining ordinances and waiver requests
- (2) Quitclaim Deed, filed on the York County Registry: Book 17214; Page 79-80
- (3) Letter from J. Nooney dated 08/07/18
- (4) Letter from J. Nooney dated 08/08/18
- (5) Custom Soil Resource Report for York County, ME: 495 Harold L Dow Highway, dated 08/06/18
- (6) Subsurface Wastewater Disposal System Application for Map 53/Lot 6 dated 02/09/17
- (7) Photo of greenhouse structure
- (8) Odor-Armor 420: Subtractive Odor Control information
- (9) Proposed plans by Bright Built Home dated 08/07/18:
  - (a) Cover Sheet – Medicinal Caregiver Offices
  - (b) Sheet C-1.1 – Site Plan
  - (c) Sheet A-1.1 – Main Floor
  - (d) Sheet A-1.2 – Roof Plan
  - (e) Sheet A-2.1 – Offices Elevations (North/Entry)
  - (f) Sheet A-2.2 – Office Elevations (South)
  - (g) Sheet A-2.3 – Offices Elevations (East & West)
  - (h) Sheet A-3.1 – Building Section (received 08/21/18) & email from applicant about building height, dated 08/21/18
  - (i) Sheet A-9.1 – Overhead Perspective
  - (j) Details of Materials to be Stored Outdoors & Contents of Outdoor Storage

2. Revised information submitted to the Planning Office on 08/20/18:

- (1) Letter from H. & K. Pope dated 08/20/18, with the following documentation:
  - (a) Elevations Map from the Town's online GIS system
  - (b) FAQ document on odor control from Benzaco Scientific
  - (c) Letter from C. McGinley, Technical Director of St. Croix Sensory, Inc. to D. Park dated 05/15/17 Re: Fogco-Banzaco Odor Management of Marijuana Grow Facility Air Emissions
  - (d) Print-out: "Urban-gro Offers Solution to Cannabis Odor Issues" dated 05/24/18

3. Plan Review Memo from Town Planner (pending)

### 6) NEW BUSINESS

- a) **13 Bittersweet Lane (Map 22/Lot 6) & 112 Beech Road (Map 22/Lot 6-4): PB18-11 – Property Line Revision**

1. Request for Planning Board Action Application, received 08/14/18 with the following documentation:

- (1) Quitclaim Deed, filed on the York County Registry: Book 16647; Page 98-101
- (2) Warranty Deed, filed on the York Country Registry: Book 9840; Page 302-303

(3) Boundary Survey for S. & A. Herbold, dated April 2018, prepared by F. Emery, III

2. Plan Review from Town Planner (pending)

**7) REVIEW AND APPROVE MINUTES**

a) August 7, 2018

**8) CORRESPONDENCE**

**9) UPDATES**

a) Previously approved By-laws (review and possible approval of suggested revisions from the Select Board)

b) Updates: State law – adult cannabis use(s)

**10) SET AGENDA AND DATE FOR NEXT MEETING**

**11) ADJOURN**

**Pending Chair's Signature**