

**Monday, February 6, 2017**  
**BUSINESS MEETING AGENDA**

**In Attendance:** \_ Jessica Larson; \_ Ken Hall ; \_ Norm Harding; \_ Eve Bergstrom; \_ Kim Printy; \_ Shelby Oates

**Guests: Jason Parker, Shahong Jiang, Karen James, Scott Cecil, Jack Bash, Ken Little, Jeff Flemming, Nancy Perkins, Brad Perkins, Diann Perkins, Les McMaster, Corey Oates,**

**[+2 guests who sat in between agenda items 3 and 5 whose names were not taken]**

**Call Meeting to Order:** 6:30 PM by J. Larson

**Unfinished Business:** None

**New Business:**

1. **Formal Hearing:** Matthew Cormier (Northeast Structures)
  - a. Change addition application to alter your existing conditional use permit for an extra storage facility approved.
  - b. Any further conditions to this conditional use permit must be brought to the planning board.
  - c. This does not authorize any other construction or development that goes against any of the existing ordinances.
  - d. Single abutter, R. Libby, composed and presented a letter to the planning board stating there are no issues or conflicts to this shed's construction or placement.
  - e. N. Harding questioned the measurements of the shed and the distance to abutter as it is encroaching slightly over the regulations set; W. Sunderland detailed his work on the property w/ M. Cormier and the abutting neighbor, R. Libby; Mr. Harding accepted this explanation as sufficient.
  - f. Conditional Use Permit approved by unanimous vote.
2. **Approve Minutes of the January 23, 2016 Workshop Meeting**
  - a. Minutes approved unanimously.
3. **Discussion:** Jason Parker (Green Tip Cannabis), draft CUP letter and possible legal advice, Site walk?
  - a. E. Bergstrom reviewed aloud her email correspondence between Jason and the planning board; J. Parker questioned the conditional use process as he was under the impression that abutters did not have to be notified due to the building owner's already existing conditional use; however, the medical marijuana qualifications of the business may not be covered by the existing permit held by S. Jiang so abutters will be notified about this portion of the business.
  - b. J. Parker read S. Jiang's existing conditional use permit in response to the above item as it was approved by the town and it states that tenants do not have to apply for or have their own conditional use permit approved.
  - c. L. McMaster and S. Jiang hold active concerns of the timeline, the abutter letters being sent and needing an additional conditional use permit on top of the property owner's
  - d. J. Parker raises the point that the public was already informed due to the public vote of Item 1 for the national election; J. Larson responds to let him know that anyone applying for a conditional use permit must go through the same process including having any abutting neighbors within 500 ft. notified.
  - e. Hours of Operation stated as 8a-7p, 7 days a week; W. Sunderland states that many applications list hours other than those that may actually be used to allow flexibility and is acceptable.
  - f. Jason must comply with all of the expectations outlined in Appendix L Town of Cornish Medical Cannabis Ordinance. Please see this document for specifics.



- g. J. Larson reminds board and participants that there is no need for a Shopper's Guide ad to advertise the next meeting scheduled to review Green Tip since a public site walk is also not needed; by default of protocol, ad unnecessary.
  - h. Next business meeting in March will be for a vote for Green Tip.
4. **Enhanced Application: Great Falls Construction/Bonney Memorial Library**
- a. New plans shown to the planning board as process of a conditional use permit to expand the library.
  - b. K. Hall is on the library committee so he recused himself from the panel for this presentation.
  - c. Abutter addresses requested from W. Sunderland. Letters will be mailed.
  - d. Advertisement will be placed in the Shopper's Guide to inform the public of the site walk.
  - e. Site walk needed before February 26 during the business hours. Site walk will be on February 21, 2017 @ 9 a.m. Abutter notification will be addressed with the site walk.
  - f. K. James was able to work with Mr. Flemming on the architecture to address the length of the ramp which was a concern for her first presentation; her brickwork will coordinate with existing brick per board suggestions to ensure no clash of bricks with a separation of brick styles for the center section of the addition adjoining original structure; the dimensions are the same as the first presentation; the ramp, an awning/porch area and newer windows are the only differences from first presentation and do not adjust dimensions at all;
  - g. N. Harding questions if the roof will be pitched and K. James says it will comply with the existing pitch of the original building and design; Harding accepts as sufficient to meet ordinances;
  - h. Phase 1 has permits in place, materials ordered and will begin this month. Phase 2 will begin as soon as permits are in place.
  - i. Next workshop meeting, Feb. 27, this project will be on the agenda and open for town discussion.
5. **Discussion: Ordinance Prohibiting Retail Marijuana Establishments & Retail Marijuana Social Clubs: getting started on the committee, the questionnaire, and scheduling the informational meeting and special town meeting.**
- a. K. Printy and L. McMaster hold concern with having one ordinance to cover the five different business processes covered through the recreational legalization.
  - b. Les holds a concern as to what the topics of discussion will be for the informational town meeting and not the timeline.
  - c. J. Larson wants to wait the month to get more information from MMA. K. Printy says that information is available to us now and L. McMaster says we are already 6 months behind and must move forward as a town.
  - d. Printy suggests starting with the ballot question and getting the information out to the town since there are several licenses and that we provide information to the towns people from other states who have experienced this legalization.
  - e. N. Harding asks if this is a planning board issue, the board of selectman or a separate committee; J. Larson suggests a separate committee; L. McMaster and N. Harding know we need to move now; J. Larson added to the agenda for the upcoming February Selectman Workshop to discuss forming a committee;
  - f. N. Harding knows we need to discuss what we mean by prohibiting recreational sales and who will enforce that;
  - g. The board of selectmen will be emailed and requested to set up a committee for this topic; *See bulleted items above for clarification as email will not be sent, face-to-face will be held instead*
6. Other: *Welcome Shelby Oates*

### **Public Comment:**

***Agenda Item 1:*** B. Perkins raised a concern that by allowing M. Cormier to construct his additional storage shed under an approved conditional use permit that makes his construction an exception even though it is in technicality too close to the abutting neighbor that a false precedent could be set. He is concerned if the planning board sets a precedent to make exceptions for agenda item #1 (Northeast Structures) due to size and property placement of the shed per the abutting resident that future issues from other sites may come into play when applying for a CUP when they discover this exception was made.

***Agenda Item 3:*** L. McMaster spoke up in support of J. Parker sharing knowledge of current existing ordinances.



**Agenda Item 3:** S. Jiang questioned of why the gun shop at her property (the same venue as J. Parker's Green Tip) did not need an additional conditional use permit to be approved for business

**Agenda Item 3:** L. McMaster raised the concern that J. Parker needs to ensure he complies with what is needed by the Sheriff's Dpt. in regards to his security plan (K. Printy suggests Jason have his property ready for business to be prepared for the Sheriff's Dpt. review).

**Agenda Item 3:** N. Perkins inquires if every property owner has a blanket CUP like S. Jiang's; J. Larson states that Call's does and R. Libby may as well, but she will have to check with the CEO to be sure

**Agenda Item 3:** Diann inquires of what J. Parker will be doing as a consultant; J. Larson and K. Printy explain via a scenario of what a patient would experience and the safety it provides to have an office location to prescribe and dispense and that since there is no cultivating on site and he will not leave his product, all is legal. Diann is also curious as to who will monitor the business; J. Larson and K. Printy let her know that it comes from the state and that Cornish's CEO will monitor as well.

**Agenda Item 3:** B. Perkins questions what kind of education or licensing is needed to be a consultant and support patients; K. Printy informs him that it could be on many levels depending on the person and that many consultants depend on physicians and scientists and other care givers to learn; K. Little offered another analogy to help the licensing to be understood and makes sure all know that there could be legal repercussions from patient to consultant that are handled on that level if appropriate care is not given; K. Printy and J. Larson offer the input that background checks are required as well.

**[Previous Meeting Agenda Item:]** J. Larson and the Perkins discuss reviewing the recordings to ensure the permit expectations are found in writing to measure and monitor for the Carr commercial cidery so expectations will be clearly stated in writing by the next workshop meeting, Feb 27, at the request of Nancy Perkins.

**Agenda Item 5:** N. Perkins is concerned of the many groups passing out information that could cause discrepancies in the town being appropriately informed. She suggests more than one town meeting with experts from any side of the topic to have a balanced presentation to ensure we move forward with integrity.

**Agenda Item 5:** Diann suggests that the meetings are organized per the varied licenses with sessions clearly outlined per agendas; J. Larson concurs and suggests breaking up the meetings over several weeks.

**Agenda Item 5:** K. Little speaks up to specify the various means of cannabis work that should be addressed like setting up labs, having edible kitchens, allowing shipments of edibles, etc. He is concerned of the repercussions of making Cornish a dry town which has been implied.

**Agenda Item 5:** L. McMaster states it is a zoning issue that makes it a planning board issue with selectmen review.

**Agenda Item 5:** K. Little suggests stakeholders for a committee for this topic and process like ensuring to include a sheriff as well as representatives from both sides of the topic as well as medical representatives; N. Perkins uses her school board committee on the same topic as an example; L. McMaster is concerned of who will participate on the committee. N. Perkins volunteers to be a part of the committee with suggestions of having different people facilitate the various license levels.

**Communications Received/Sent:** Abutter notices for Jason Parker (Green Tip Cannabis) (22 letters)

**Agenda Items for Next Meeting: Workshop Meeting – Monday, February 27, 2017 @ 6:30 PM**

1. Approve minutes of the Business Meeting, February 6, 2017.
2. **Formal Hearing:** Jason Parker (Green Tip Cannabis) The vote and signing of the CUP letter (if approved) will be at the March 6<sup>th</sup> Business meeting.
3. **Discussion:** Ordinance Prohibiting Retail Marijuana Establishments & Retail Marijuana Social Clubs.
4. Great Falls Construction – Library Expansion Project (Getting started on collecting names for abutter notices so will be ahead of the game when they are ready to officially apply for the CUP for Phase 2).
5. The Planning Board area of the town office. Site Walk and discussion of upcoming renovation.
6. Other:

**Adjourn: 8:19 PM**