

FARMINGTON PLANNING BOARD

**153 Farmington Falls Road
January 10, 2022 – 6:00 p.m.
Minutes**

Planning Board members present: Clayton King, Lloyd Smith, Gloria McGraw, Craig Jordan, Jeff Wright, and Mike Otley.

Alternate member present: Michael MacNeil.

Member unable to attend: Judith Murphy.

Others present: Code Enforcement Officer, Steve Kaiser; Code Assistant, Kate Foster; applicant Heather Chaney; property owner Lucas Sirois; applicant Chad Crandall; and Jake Daku.

Mr. King opened the meeting at 6:00 p.m.

1. Pledge of Allegiance

2. Designate alternate members, if needed

Mr. King designated Michael MacNeil as a voting member for the meeting.

3. Review minutes of November 8, 2021

Mr. Smith made a motion to approve the minutes of November 8, 2021 as written.
Mrs. McGraw seconded the motion.

VOTE: 7 – Affirmative
Motion carried.

4. 21-MJ-05

Heather Chaney

374 High Street / U9-2-A

Conversion from Adult Use Cultivation and Manufacturing to Medical Cultivation and Manufacturing

Mr. King introduced the application and verified the applicant was present.

Mr. Jordan made a motion to accept the application as complete for review.
Mr. King seconded the motion.

VOTE: 7 – Affirmative
Motion carried.

Mr. King asked where the other property owner's signature was on the application as the registry did not show a change as of 1-10-22.

Lucas Sirois, the property owner, stated he is the only owner as of April 2021.

Mr. Kaiser stated former property co-owner Randy Cousineau told him last year that he did not own any of the property anymore.

Mr. Jordan asked if this should be cleared up.

Mr. Sirois then emailed Ms. Foster the Equity Purchase Agreement signed by him and Randy Cousineau in April 2021, which she printed and handed out to the Board.

Mrs. McGraw asked for clarification on the process where the Planning Board doesn't issue the licenses, wondering why the Planning Board even takes a vote on the application.

Mr. Kaiser replied that in the Ordinance there's no difference between a first-time application and a conversion application in terms of Planning Board review, and their vote is on whether it's complete or not. He added that verifying property ownership is a part of this review and would be especially important in situations with unknown parties.

Mrs. McGraw asked if this changes the numbers.

Mr. Kaiser stated it does not because this is a conversion, and the Ordinance doesn't distinguish between Adult Use and Medical when it comes to cultivation and manufacturing.

Mr. MacNeil said he thought there wasn't a Tier 4 for Medical cultivation.

Mr. Kaiser replied that Tier 4 is possible for both Adult Use and Medical cultivation.

Mr. MacNeil asked as an example, if he could transfer his license from Adult Use cultivation to Medical cultivation.

Mr. Kaiser replied yes, you would just have to pay the conversion application fee, and any difference in Tier fees if you wanted to change the size.

Mr. Jordan made a motion to approve the application as complete.

Mr. Otley seconded the motion.

VOTE: 7 – Affirmative

Motion carried.

**5. 21-MJ-06
Chad Crandall
104 Fairbanks Road / U19-16-A
Transfer of license**

Mr. King introduced the application and verified the applicant was present.

Mr. MacNeil stepped down from the Board for the application.

Mr. Jordan made a motion to accept the application for review.

Mr. Wright seconded the motion.

VOTE: 6 – Affirmative

Motion carried.

Mr. Crandall introduced himself stating he is going to acquire this license and keep the business active in the existing building. He stated that Mike McInnis, current owner of the licenses at the 104 Fairbanks Road location, had started the Adult Use licensing process with the State but realized it's not easy, and decided after struggling with it to sell his business to him. Mr. Crandall said property owner David Horn is selling the property to him as well, and Mr. McInnis will continue to be the manager at the location.

Mr. Crandall stated he, and partner Jake Daku who was also present, want to focus on the Adult Use store and the extraction products that they produce for other businesses. He added that he has a great security system with facial recognition and alarms that link right to the Police Department, and OMP has no issues with their operations.

Mr. Wright asked if there was an odor problem there.

Mr. Daku stated there is currently no growing there, and they're not planning on doing any growing there.

Mr. Crandall stated they understand the unique aspects of the sensitive location and don't want to create a nuisance.

Mr. King asked Mr. Crandall if he already had these licenses.

Mr. Crandall said he doesn't have an Adult Use store but does have a cultivation and manufacturing.

Mr. King asked Mr. Kaiser how many licenses one person can hold.

Mr. Kaiser said there's no limit in the Ordinance, so as many as they want to apply for.

Mr. Daku said they can only have a maximum of 30,000 SF of cultivation under State rules so this limits the number of local cultivation licenses someone would want to hold.

Mrs. McGraw stated she still has trouble understanding the process.

Mr. Kaiser said our local marijuana businesses are owned by individuals we know, and it's important to have competent people operating them. He added that OMP has no issues with the Town's administration of its Marijuana Ordinance.

Mr. Crandall said he will be returning to the Planning Board next month with another application because he is buying Jake Angelakis' (Biome) Adult Use store license.

Mrs. McGraw asked about the possible changes to the Ordinance that were presented to the Board of Selectmen.

Mr. Kaiser stated one warrant article was to increase the number of licenses by a few in Stores, Manufacturing, and Cultivation categories, which the Board of Selectmen did not approve for the upcoming Town Meeting vote and left for further work.

Mr. Kaiser said the second was to change the setback requirements in the General Purpose district for marijuana businesses owned by the same person, which the Board of Selectmen did approve as a Town meeting Warrant Article.

Mr. Kaiser added anyone can propose an ordinance change and present it to the Board of Selectmen, who then vote on whether or not to approve a Warrant Article for a Town Meeting vote.

Mr. Crandall informed the Board that their plan is to have their headquarters in Farmington, and their packaging department already employs 30 people with excellent benefits. He added there's not a lot of profit in the marijuana business if it's being done legally, and it is only he and Jake running their business without any backers.

Mr. Crandall said they have other ideas such as developing recreational facilities like a family fun center type place in the future.

Mr. Jordan stated a lot of vehicles speed on the Fairbanks Road and he worries about traffic there - especially on a Friday night.

Mr. Crandall replied that they are planning on controlling their access in and out by using the entrance on the far side of the lot by Stillwater, and they're adding more parking spaces on the side and behind the building.

Mr. Jordan asked how many visitors per day they're expecting.

Mr. Crandall replied roughly 60 cars or so, but they put down 100 per day on the application to be on the safe side.

Mr. Daku added they currently get 30-40 cars per day at the 361 Wilton Road location.

Mr. Crandall added they have active plans for all the licenses they obtain, and they are not going to just hold them.

Mr. Jordan made a motion to approve the application as complete.
Mr. Wright seconded the motion.

Mr. Smith stated the number of parking spaces wasn't filled in on page three of the application.

Mr. Crandall apologized and stated it is marked on the site plan further into the application, and 14 spaces are shown.

Mr. King asked if there were any further questions, there being none he called for a vote.

VOTE: 6 – Affirmative 1 – Abstained
Motion carried.

6. Other Business

Mr. King stated it's frustrating when Board members arrive and there are additional items to review prior to the meeting, and Farmington Solar's last-minute changes at the November meeting were unacceptable.

Mrs. McGraw asked what the status was with that where they have not returned to the Board.

Mr. Kaiser stated he believed they have worked out other arrangements with the landowner.

Mr. Smith added that he doesn't like coming to the meetings and having to read new material that needs action taken as he likes to review things and think about them beforehand.

Mr. King asked if there was anything that may be on the next agenda.

Mr. Kaiser replied that the only thing so far is Mr. Crandall's application to acquire Biome's Adult Use store license that had been mentioned earlier in the meeting.

Mr. King asked Mr. Kaiser and Ms. Foster to keep the agenda short so that a workshop can be added to the February agenda.

Mr. MacNeil said between Luke Sirois and Chad Crandall, they have four of the total store slots available will each having two store licenses.

Mrs. McGraw asked if the Board was doing anything illegal and asked if the Town Attorney should be contacted.

Mr. Kaiser stated everything is legal and the Town has been complimented for having a good Ordinance. He added he's in contact with OMP often and his goal for 2022 is to have all Town licensees up to date with their State licenses as OMP's processing improves.

Mr. Wright asked about the hospital and what was going on with their plans of an addition.

Mr. Kaiser replied that the hospital is in the consulting phase and taking time on their plans and will likely not come before the Board until spring or later.

Mr. Kaiser informed the Board that Domino's has started construction. He also stated the Code Office received a call complaining about cutting in Granite Heights that turned out to be in compliance.

There being no further discussion or updates Mr. King called for a motion.

Mr. Otley made a motion to adjourn the meeting.
Mr. Wright seconded the motion.

VOTE: 7 – Affirmative
Motion carried.

The meeting adjourned at 6:55 p.m.

Minutes respectfully submitted by Kate Foster.

Planning Board

Date