**Fryeburg Planning Board Meeting**

**David & Doris Hastings Community Center**

**Date: January 23, 2023 6 PM**

**In Attendance:** Patrick Emery- Chair, Tom Rebmann-Vice Chair, Stephen Chase, Edy Kizaki, Eli Goodwin, Edward Price- Alternate, Greg Hatch-Alternate

Emery called the meeting to order and declared a quorum at 6:00 pm.

**Public Hearing for amendment to Land Use Ordinance section 17.A.A:** Opened at 6:02 by Emery, there were no comments from the public. Rebman noted that “Land User Authorization” should be changed to “Land Use Authorization”.

The public hearing was closed at 6:04 by Emery.

**Approval of December 19, 2023 Minutes:** Rebman made a motion to approve the minutes. Price commented that there were some changes that needed to be made. The format of the minutes was hard for someone who was not at the meeting to follow. This was discussed amongst the board. Price also noted some grammatical changes that needed to be made. Rebman agreed with Price on these changes, and withdrew his motion to approve the minutes.

Town Manager Haley stated that she will rework and revise the meeting minutes for December 19, 2023.

**Review of Land Use Authorization for Ryan Wallace, 21 Ice House Road:** Emery invited Ryan Wallace up to talk about his project. Wallace stated that he is looking to construct a 3-unit residential property on Ice House Road. Around this time last year, Wallace built a duplex on Ice House road for long term residents. The units are 2 story, 1500 square feet, 3 bedrooms, 2 ½ baths, with a one car garage.

The Board asked about some specific details of the proposed construction. Wallace responded to each question while showing the specifics on his full-size plan sheet.

Emery made a motion to accept the application as complete, which was seconded by Chase and passed unanimously.

Emery asked if anyone thought a public hearing was needed, Chase commented that it was not necessary.

The Board reviewed the standards of Section 16.

Goodwin commented that the proposed construction does not meet the window requirement for Section 16.D. At least 10% of the exterior wall surface must have windows. Goodwin questioned whether or not this standard should hold to an apartment building or not. Wallace responded stating that it would limit wall space, but it would be possible to put in a window on that wall. Wallace then stated that he could put matching 30x60 double hung windows on that wall to meet the 10% requirement to the greatest practicable extent. Chase asked if the board would agree with that, Rebman and Goodwin agreed that it would be acceptable.

Goodwin made the comment that the parking of the proposed building would need to be moved to the back, or Section 16.I would have to be waived. Chase commented that the lot would not have the required size to move the parking from the front of the building to the side or rear. This was discussed among the board. Rebman asked if it would be practicable to move the 3 parking spaces in front of the building to join with the other 3 parking spaces along the side. Wallace Responded saying that would not be practicable because that is where the approved septic system is. Kizaki noted that even with adding the 3 parking spaces to the side of the building, that would make snow removal difficult. Wallace agreed with this statement and explained that is why he chose to layout the parking how he did. Rebman asked if Wallace would consider planting a few more trees to act as a buffer between the road and the parking spaces. Goodwin suggested that instead of trees, add a berm to act as a buffer. This was discussed. Rebman stated that it would be acceptable to have a vegetative barrier that screened the parking. The board and Wallace agreed.

Emery motioned to approve the project with the following stipulations: 1) 2 windows will be put on the side of the project facing the road, 2) There will be a vegetative barrier to screen the parking spaces in front of the building. The motion was seconded by Kizaki and passed unanimously.

**Review of the 2025 Budget Plan:** Emery asked Town Manager Haley what has been used of the current budget. Town Manager Haley responded stating that some of the money would be used for different trainings, while some of it will also be used to pay for attorney fees. Town Manager Haley recommended that the town sticks with the same budget as last year, the board agreed with that statement.

**Public Forum:** Dan Tepe is asking the planning board to put forth the adult use retail store ordinance revision to the town meeting in June. Tepe stated that Adult Use is better for the town, and in fact the state is also pushing for towns to adopt adult use as well. Medical use laws were developed early on, so when adult use came about the rules and regulations were much more robust. This was discussed.

Goodwin commented that this was just voted on three years ago, and that it would not make much sense to bring it before the town again. Tepe responded saying there has been no major incidents with current shops in town, the only thing that would really change is things would be more regulated. The overall “look” of the town will not change. Dan explained his changes to the current Land Use Ordinance.

Kizaki and Goodwin noted that it would add more tourism to the town, and with it being so close to the border of New Hampshire, Fryeburg would turn into a destination for Cannabis. Tepe responded to that stating that Bridgton is already adult use and they are just 1 town over from Fryeburg.

Chase added that it seems like the adult use has more regulation than medical marijuana. He also suggested that Tepe meets with Fryeburg Academy to see their opinions on the situation.

Tepe further added that the Office of Cannabis Policy really wants towns to make this shift to adult use. So much so that they’re willing to pay up to 20,000 dollars in reimbursement.

Tepe is hoping that the planning board will move forward with this and continue working with him. If not, Tepe stated that he will be looking to get a petition signed to still have it appear at Town meeting in June.

**CEO Monthly Report:** Rebman asked what type of sign the PAC was looking to add. CEO Bowles responded explaining the details and location of the sign. Price asked if the sign was electronic and if it was approved. CEO Bowles responded confirming yes to both of Price’s questions. Chase motioned to accept the report, seconded by Goodwin, passed unanimously.

**Other Business:** Emery stated that our next meeting will be February 27, 2024.

Goodwin questioned whether or not we will have a workshop for the next meeting. This was discussed.

Chase proposed to have a workshop on February 6, 2024 to discuss changes to the Short-Term Rental Ordinance.

Rebman asked the board’s stance on Dan Tepe’s proposal. This was discussed.

Chase made a motion to adjourn, seconded by Emery, passed unanimously.

Adjourned at 7:47 PM.

Respectfully submitted by CEO Caleb Bowles.