

FARMINGTON PLANNING BOARD

**153 Farmington Falls Road
February 10, 2020 – 6:00 pm.
Minutes**

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

Alternate members present: Judith Murphy.

Members unable to attend: Donna Tracy, Gloria McGraw and Dave Robbins.

Others present: Code Enforcement Officer Steve Kaiser; Code Assistant Kate Foster; applicant Chad Crandall and his associate Jake Daku; and property owner James Meader.

Mr. King opened the meeting at 6:00 pm.

1. Designate alternate members, if needed

Mr. King designated Ms. Murphy as a voting member for this meeting in the absence of regular members.

2. Review minutes of December 9, 2019

Mr. Smith made a motion to approve the minutes of December 9, 2019 as amended.
Ms. Murphy seconded the motion.

Mr. Otley asked to review the recording from the meeting to correct a discussion on page five of the minutes.

Ms. Murphy rescinded her second.
Mr. Smith rescinded his original motion.

Mr. Smith made a motion to table the minutes of December 9, 2019.
Ms. Murphy seconded the motion.

VOTE: 6 – Affirmative

**3. 20-MJ-01
Chad Crandall
361 Wilton Road
U34-008-B
Adult Use Cultivation and Manufacturing Facility**

Chad Crandall, Jake Daku, and property owner James Meader were present to represent the application. Mr. Crandall stated they have decided to relinquish their approval for cultivation on the Webster Road and have an Adult Use Cultivation and Manufacturing Facility at 361

Wilton Road which will include bottling as well.

Ms. Murphy made a motion to accept the application as submitted.

Mr. Smith seconded the motion.

Mr. King asked Mr. Kaiser how many slots are available.

Mr. Kaiser stated there are two medical store and two cultivation facility slots available, with Mr. Crandall relinquishing his cultivation facility approval for the Webster Road as he had mentioned.

Ms. Murphy asked about the bottling facility.

Mr. Crandall spoke about the process and will be making low-milligram THC drink for the recreational market, both cans and bottles, and they are partnering with the owner of Geary's Brewing on this.

Ms. Murphy asked how soon they would be bottling.

Mr. Crandall said as soon as possible.

Ms. Murphy asked about testing.

Mr. Crandall said they currently spend \$30,000 a month on third-party testing, and they currently employ 29 for whom they provide 100% healthcare coverage.

Ms. Murphy asked if they had any issues with the article that was recently in a paper about transparency with recipes.

Mr. Daku stated that just like a good restaurant they will tell you what is in something but not go into great detail.

Mr. Wright asked more about the drink and what percentage of marijuana would be in it.

Mr. Daku stated it will be 10 milligrams of THC, will activate in the body within 10-15 minutes and be out of the system in roughly an hour.

Mr. Wright asked if it was going to be a drink that someone might find in a bar.

Mr. Crandall replied saying they probably will be eventually in time and 10 milligrams is roughly equivalent to a can of beer.

Mr. Daku stated right now the drinks will be sold at adult use stores and medical dispensaries.

Mr. Crandall discussed the challenges of this new growing business in Maine and they are providing good jobs with benefits to people. He added it is hard to be a great boss in a new business, and not easy to make money.

Ms. Murphy and Mr. Crandall both agreed there's a learning curve here.

Mr. Jordan stated there are going to be some big greenhouses built on the property eventually which will have carbon filters, and wanted to know what they'll do if the filters don't work.

Mr. Daku replied saying the company that builds the greenhouses is very familiar with what needs to be done for odor control.

Mr. Crandall stated the buildings will be tight, very high-tech, fully closed-in, and have hard panel walls with supplemental lighting. He added as the years go on and the marijuana industry becomes more agricultural, they won't be able to afford big light bills and will be relying more on natural light.

Mr. Jordan asked what the cost was to run the carbon filters.

Mr. Crandall said they are not cheap to run, they're connected to the ventilation fans, and once it gets beyond 65% humidity it clogs the carbon pores and the scent can go out past them, so there is always a chance of having a bad day with the filters not working as well.

Mr. Jordan said this is a good use for this existing facility, it isn't as remote as the one they proposed on the Webster Road and he understands that Mr. Crandall and Mr. Daku would want to move to the Wilton Road location where it is on the main road and already has a building.

Mr. Crandall said they needed to make a better business decision where it was going to take so much time and money to build what they wanted on Webster Road. He also stated they are going to make the building look very nice with a new face and upgrades, and the bottling facility will be in the showroom of the current building.

Mr. Smith confirmed that water from a drilled well was going to be used for cultivation only, and that only town water would be going into the town sewer.

Mr. Crandall added that everything in the soil is organic with no added chemicals.

Mr. King verified the board members had read the emails exchanged between Mr. Kaiser and Mrs. Ruth Watson regarding her concerns about the application.

VOTE: 6 - Affirmative

4. Other business

Updates from Mr. Kaiser:

- The solar project is still getting ready to start this spring. Mr. King had continued question of the disposal of the panels and Mr. Kaiser said there wasn't a specific disposal site but that NextEra previously stated that when and if that happens they will

go to an approved disposal facility. Mr. Kaiser added that Liz Peyton is no longer the contact person and Heath Barefoot has taken her position.

- It is still a go with Tumbledown Brewing moving into the Labonville building.
- Mr. King asked Mr. Kaiser if he had heard anything about the issues and the meeting between NextEra and Bussie York over the proceeds from the wood being cut on the York property for the solar project and how Mr. York thought he would be getting the money from the sale of wood and NextEra said it was their wood.

Mr. Kaiser said he wasn't aware of the issue but he was sure they would work it out.

Mr. Smith thought the way it was presented was that the York's would get a percentage from the wood. Mr. King said Mr. York has halted the process until the issue has been resolved.

- Ms. Murphy asked Mr. Kaiser if he knew of any new businesses coming into the downtown. He replied saying there isn't anything that he is currently aware of but there are a couple of businesses moving around from one building to another.
- Mr. Kaiser said planning work for the affordable housing project at Willow Springs is progressing.
- Ms. Foster stated there was a new authentic pizza place moved into where Uno Mas was.
- Ms. Murphy verified the BBQ food truck owned by Brian Bates is a go for this summer on the Wilton Road.
- Mr. Wright asked about Colonial Inn and if they are getting a grant for upgrades.

Mr. Kaiser said he recommended Mr. Collins get a consultant to help him package the project with grants and professional services and hopes that is what he is doing.

- Mr. Kaiser said he is helping Randy Dean with a housing project and Bill Crandall is trying to see if LEAP would sell their property, and if so, the properties could be combined to make a nice housing development.
- Mr. Kaiser said Cindy has been working with Franklin Printing on CDBG funds for job creation.

Mr. Smith made a motion to adjourn the meeting.
Ms. Murphy seconded the motion.

VOTE: 6 - Affirmative

The meeting adjourned at 6:35 pm.

Minutes respectfully submitted by Kate Foster.

Planning Board

Date