



TOWN OF BREMEN
P.O. Box 171~ Bremen, ME 04551

Walter Voskian, Chair
Blair Kauffman, Board Member
Autumn Mahoney, Board Member
Jack Boak, Board Member
Steven Wallace, Board Member
Steve Page, Board Member
Thomas Kronenberger, Alt. Member
Vacant, Alternate Member

**Bremen Planning Board
Special Meeting Minutes
January 15, 2019 at 5:00 p.m. – Bremen Town Office**

I. Attendance

Members Present: Walter Voskian, Chairman; Blair Kauffman, Autumn Mahoney; Steve Wallace; Steve Page; Jack Boak

Member Absent: Thomas Kronenberger, Alternate.

Members of the Public: Simon Frost and Daniel Price, Thirty Acre Farm; Adam Maltese, A. Maltese Design; Wendy Pieh, Chair of the Select Board; Mary Sue Weeks; David Koubek; Bennett Collins; Alex Violo, The Lincoln County News.

II. Meeting called to order at 5:00 p.m.

III. Adjustments to Agenda

None.

IV. Applications for Review

**A. Thirty Acre Farm, Map; 010, Lot 025, Route 32, Waldoboro Road
Proposed Barn, Shed, Greenhouse**

Chairman Voskian began the discussion by observing that we are here tonight to give what we all hope is final consideration to the application we discussed at our 8 January 2019 meeting: Thirty Acre Farm's application for the renovation of an existing approximately 46 x 37-foot barn for farm use, construction of a new 60' x 100' metal barn for the processing and storage of produce, the construction of a 30' x 72' greenhouse to extend the growing season, the eventual construction of a septic system to accommodate the processing of the produce, and the property's point of access to Route 32 and the possible need for MaineDOT approval.

Chairman Voskian noted that the Board discussed this application at considerable length at its last meeting on 8 January. The Board deferred a decision, however, when it became clear that some Board members still had a fair amount of uncertainty over several aspects of the proposal. Those Board members wanted additional information and clarification on several issues called for in the Land Use Ordinance and the permit applications as well as other features of the proposal before they could make a judgment. Most notably, this desired information included such issues as amounts of proposed water use, the amount of vehicle traffic to be generated by the project, the likely number of employees, projected parking needs, elevation drawings of the proposed greenhouse and barn, square footage of the existing barn, the likely building timeline for the project, details of the product preparation process, the likely yearly production schedule once the project is in operation, location of proposed composting, State-required applications and licenses, details of the drip edge of the barn, plans for access from Route 32 and potential need for securing a MaineDOT access permit, plans for signs and lighting, and details on any storage of hazardous material on site.

The Board also discussed submission requirements that the Board elected to waive in part in response to the Applicants' requests. These requirements included the wastewater disposal design approved by the code enforcement officer, the location of water bodies within 250 feet of the property, addresses of abutting property owners, and evidence of the owners' technical and financial capacity to complete the project.

The Applicants and their agent presented some of the requested information at the 8 January meeting. But all parties agreed that the remainder of the requested information would be presented at tonight's meeting.

Meanwhile, it was decided that Board Member Steve Wallace would revise his draft of a detailed and comprehensive decision document that helped guide the Board's discussion at the 8 January meeting and that would serve a similar purpose at tonight's meeting. Prior to the 15 January meeting, Member Mahoney proposed changes to Member Wallace's document. The resulting document presents a project overview, the Board's Findings of Fact and Conclusions of Law as to the proposed compliance with submission and ordinance

requirements, and possible conditions for any Planning Board approval of the application. The document is intended to be part of the Board's record of its review of the application and the Board's approval or denial of the application.

On the issue of the project's access to Route 32, Chairman Voskian cited MaineDOT regulations that in his view appeared to support the position that if the Applicants do not alter the driveway from its current configuration, they do not need an MDOT permit. The regulations, most notably found in Chapter 299 of MDOT's Highway and Driveway Entrance Rules, centered on grandfathering and whether or not the project is a change of use or a change of activity.

Member Mahoney, however, proposed that the Applicants should first go to DOT to find out if they need a permit, and if a permit is required, that needs to happen before the Town's permit is final. After discussion, Board members agreed with Member Mahoney's proposal, except the Planning Board's permit would be final once granted but contingent upon receipt by the Town Office of a copy of the DOT permit or a confirmation that one is not required before any work is begun at the site.

Returning to the decision document, the Board members agreed to consider the revised document, and lengthy discussion ensued guided by Members Mahoney and Wallace. The Board members focused on fine tuning the documents' Findings of Fact and Conclusions of Law, the additional permits required, conditions for approval, and the final motion to approve. After all members were satisfied with the details of the document, the Board agreed that document will be part of, and attached to, the Planning Board permit and the record of the Board's approval.

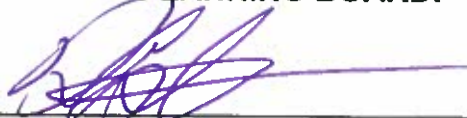
On a motion duly noted and seconded, it was voted unanimously that the proposal meets the Planning Board's submission requirements.

On a motion duly noted and seconded, it was voted unanimously to approve the Findings of Fact and Conclusions of Law as modified in the decision document.

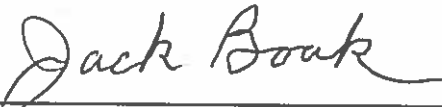
On a motion duly noted and seconded and based on the decision document, it was voted unanimously to approve the application for renovation of the existing barn, construction of a new barn, greenhouse, and associated improvements as shown on the site plans subject to the conditions noted in the decision document.

With no further business at hand, the meeting was adjourned at 6:30 p.m.

BREMEN PLANNING BOARD:



Walter Voskian, Chairman



Jack Boak

S. Blair Kauffman

Autumn Mahoney





Steven Wallace, Interim Vice Chairman



Steve Page

Respectfully submitted,
Kelly A. Clancy
Acting Recording Secretary



SCT.