



Town of Brunswick, Maine

PLANNING BOARD

85 UNION STREET, BRUNSWICK, ME 04011

PLANNING BOARD AGENDA BRUNSWICK TOWN HALL TOWN COUNCIL CHAMBERS 85 UNION STREET

TUESDAY, September 27, 2022, 7:00 P.M.

THERE IS AN OPPORTUNITY TO ATTEND THIS MEETING IN PERSON OR VIEW THE MEETING VIA ZOOM, TV 3, OR LIVE STREAM.

TO WATCH AND COMMENT VIA ZOOM: <https://www.brunswickme.org/313/Brunswick-Cable-TV3>

Comments are allowed during the public comment period, during public hearings, and on other items and matters at the discretion of the Planning Board Chair or Vice Chair.

TO WATCH VIA TV 3/LIVE STREAM: <http://tv3hd.brunswickme.org/CablecastPublicSite/watch/1?channel=1>

THE PUBLIC MAY PROVIDE COMMENT VIA EMAIL (fmaloney@brunswickme.org) PRIOR TO THE MEETING OR THEY MAY PROVIDE LIVE COMMENT AT THE MEETING VIA ZOOM OR IN PERSON.

- 1. Case No. 22-043 – 36 Eastern Shore Rd. – Paul’s Marina:** The Planning Board will review and act on a **Sketch/Final Plan Major Development Review** application submitted by Peter Spence of Waterman Marine, on behalf of the owner, Judy Marsh, to replace and expand the bulkhead and to extend the existing rip rap erosion control to the southwest of the existing property line as well as past the northeast property line, encroaching approximately twelve feet (12’) into the adjacent property. The subject property is located at 36 Eastern Shore Rd. (Map MP3, Lot 19) and 42 Eastern Shore Rd construction easement (Map MP3-21) within the **Rural Protection 1 (RP1) Zoning District, Rural Protection Management Stormwater Overlay (RPSMO) District, and the Shoreland Protection Overlay (SPO) District.***
- 2. Case No. 22-046 – 8 Business Parkway – Wilshire Madison Marijuana Store:** The Planning Board will hold a **PUBLIC HEARING** and review and act on a **Conditional Use Permit** application submitted by Bay Cities LLC, to use and make renovations to an existing building as a marijuana retail store (adult use) at 8 Business Parkway (Map 17, Lot 68) and within the **Growth Industrial (GI) Zoning District.**
- 3. Case No. 22-051 – 325 Bath Rd – Highly CannaCo Marijuana Cultivation:** The Staff Review Committee will hold a **PUBLIC HEARING** and review and provide a recommendation to the Planning Board on a **Conditional Use Permit** application submitted by Highly CannaCo Cultivation, LLC, to use and make renovations to an existing building as a marijuana cultivation facility at 325 Bath Road (Map 45, Lot 36B) and within the **Growth Industrial (GI) Zoning District.**

This agenda is mailed to owners of property within 200 feet of proposed development sites and 300 feet for Conditional Use or Special Use Permits. Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. Individuals needing auxiliary aids for effective communications please call 725-6659 or TDD 725-5521. This meeting will be televised.

4. **Case No. 22-052 – 325 Bath Rd – Highly CannaCo Marijuana Retail:** The Staff Review Committee will hold a **PUBLIC HEARING** and review and provide a recommendation to the Planning Board on a **Conditional Use Permit** application submitted by Highly CannaCo Cultivation, LLC, to use and make renovations to an existing building as marijuana store (adult use retail) at 325 Bath Road (Map 45, Lot 36B) and within the **Growth Industrial (GI) Zoning District**.
5. **Case No. 22-053 – 325 Bath Rd – Highly CannaCo Marijuana Manufacturing:** The Staff Review Committee will hold a **PUBLIC HEARING** and review and provide a recommendation to the Planning Board on a **Conditional Use Permit** application submitted by Highly CannaCo Cultivation, LLC, to use and make renovations to an existing building as a marijuana products manufacturing facility at 325 Bath Road (Map 45, Lot 36B) and within the **Growth Industrial (GI) Zoning District**.
6. **Case No. 22-054 – 325 Bath Rd – Highly CannaCo Marijuana Uses:** The Staff Review Committee will review and provide a recommendation to the Planning Board on a **Sketch/Final Plan Major Development Review** application submitted by Highly CannaCo Cultivation, LLC, to use and make renovations to an existing building as a marijuana cultivation facility, marijuana store (adult use retail), and marijuana products manufacturing facility at 325 Bath Road (Map 45, Lot 36B) and within the **Growth Industrial (GI) Zoning District**
7. **Case No. 22-055 – 33 Bath Road – D’tails Doggie Daycare:** The Staff Review Committee will hold a **PUBLIC HEARING** and review and provide a recommendation to the Planning Board for a **Conditional Use Permit** application submitted by property owner Pamela Reynolds to add a kennel to the current grooming business with renovations to the interior of the first floor and fencing in the back yard. The subject property is located at 33 Bath Road, (Map U03, Lot 3A) and within the **Growth Mixed Use 5 (GM5) Zoning District, Aquifer Protection Overlay (APO 3)**.
8. **Case No. 22-056 – 27 Blackstone Road – Wold Recreational Dock:** The Staff Review Committee will review and provide a recommendation to the Planning Board on a **Sketch/Final Plan Major Development Review** application submitted by Atlantic Environmental, LLC. on behalf of Lawrence and Collette Wold, to construct a recreational dock consisting of a landing and stairs that connects to a pier, ramp, and float. The property is located at 27 Blackstone Road, Map MP3, Lot 32. The subject property is located within the **Rural Protection 1 (RP1) Zoning District, Shoreland Protection Overlay (SPO) – Rural Protection Stormwater Overlay Zone (RPSMO) – 2 Acres 20% Steep Slope (SPO-RP)**, and the **Special Flood Hazard Area (SFPO)**.

9. Other Business

10. Adjourn

** Case #22-043 is POSTPONED until Tuesday, October 11th.*