

**Limington Planning Board Meeting
Held**

July 18, 2022

The meeting was called to order at 7:00 p.m. at the Limington Municipal Complex by Chair, Joyce Foley. Planning Board members present: Joyce Foley, Debra Black, Victoria Kundishora and Darryl Hubbard

Members absent: Bob Gervais, Pete Langevin

Staff present: Donna Sawyer, Planning Board Secretary

Others present: Elliot Wing, Paul Belanger, Kristine Murry, Leland Murry, Ronald Dearborn, Lindsay Dearborn, Tim Bickford, John Galipeau, Randy Oliver, Donald Mains Sara Caldwell, Jason Swanson, Thomas Weed, Wesley Wiles-Huffner, Susan Silvestri, Brian Leavitt, Mary Lawrence, Mike York, Holly Bouchey and Bonnie Laughlin

Before starting the meeting, Chair Foley introduced a new member to the Planning Board, Victoria Kundishora, who will be an alternate member and will participate as a board member if a member is absent. Tonight Victoria is representing Bob Gervais who is absent.

Agenda:

- 1. Conditional Use Permit for Medical Marijuana Solventless Manufacturing Facility, 13 Airport Drive, Map R15, Lot 2A, Elliot Wing, Drip Consults & Automation**
- 2. Public Hearing – Gravel Extraction Ordinance**
- 3. Other Business**

Conditional Use Permit for Medical Marijuana Solventless Manufacturing Facility, Map 15, Lot 2A – Elliot Wing, Applicant

Chair Foley asked Elliot Wing, applicant, to come forward and tell the audience about his application before the Board of how he processes cannabis. He began his presentation by showing a UTube video showing the process he uses. He would use a machine that is similar to the one used in the video and he will use ice and water to extract his product. He described the equipment used in the video which shows an entire wash process for fresh frozen or dried cannabis. He agitates with cold water at 33 degrees, then washes and spins and separates trichomes. He then filters the mixture through a stainless steel screen and collects the water hash into a bag, placing them on a stainless tray and then freeze dries them.

He uses no solvents and his water is recycled using only fresh frozen or dried cannabis. He is leasing 500 sq. ft. of the building at 13 Airport Road and there will be no growing at the facility.

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Chair Foley opened the meeting up for public comment. The following citizens participated in the discussion:

Michael York, Limington, came to the podium and asked where does the waste water go? York asked if there is a functioning septic tank and how many gallons will the process use? Wing said he has a 10 gallon vessel, a 30 gallon and 44 gallon vessel. Wing said he can only do 4 washes a day and each uses about 10 to 15 gallons per wash and on a regular day uses 60 to 100 gallons.

Wesley Wiles-Huffner, Partner with Elliot, told the crowd that they are currently processing cannabis at home and they have 60 to 100 gallons per day that is dumped on his land and there is no effect to his lawn.

Randy Oliver, lot owner at airport, spoke next. He moved to the Ordinance, Article 12. 12.O.2 of the Medical Marijuana Production Facility. He specifically read from 12. *Extraction of marijuana concentrates, such as but not limited to oil, butter, wax or shatter shall not be permitted.*

Wing stated that the products that Mr. Oliver referred to are products made from solvent. He does not use a solvent. Wing calls his product ice water extract. Oliver maintains that the Ordinance does not specify that production is by solvent or solventless. Wing maintained his process is safer than the use of solvent.

Wesley Wiles-Huffner came to the podium again and said his product is not made in a hazardous manufacturing operation.

Jason Swanson, 7 Evergreen Circle, asked about traffic going in or out of the airport daily? Wing stated he cannot do more than 4 cycles a day. If a client dropped off an average of 3 to 10,000 grams of fresh frozen product, he could only see 5 clients a week. He has an independent assistant card which means he can go and harvest a grower's product as some operations do not harvest correctly for his process.

Jason Swanson asked how he could trust what was being brought into Mr. Wing's operation?

Wing reiterated that some growers do not take the time and care to harvest the product correctly. Wing is trying to run a good, clean friendly operation and he is licensed to harvest others products.

Tim Bickford, 28 Evergreen Circle, asked about the size of the business, i.e., will Wing expand or maybe want to grow in the future? Mr. Wing says he does not want to expand and it will be the two of them processing the product.

Thomas Weed, Evergreen Circle, asked where Wing would draw his water from because there is a lot of iron in the water around the airport? Wing said reverse osmosis filtration would take iron from the water.

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Randy Oliver said he agrees that the solventless extraction is safer but it is still marijuana extraction.

Chair Foley closed the public hearing and asked if Board members had questions? Victoria asked if Caregiver Licenses were renewed yearly and Wing said yes.

Chair Foley said the Board needed to get some answers to questions brought up tonight and she stated the Board will not be going through the Standards Applicable to Conditional Use approvals. Foley asked Wing to come to the August 1, 2022, Board meeting.

Mr. Wing came back before the Board and said he has been given papers that state the septic system can take up to 300 gallons of water a day.

Public Hearing – Gravel Extraction Ordinance

Chair Foley moved next to the Public Hearing for the Gravel Extraction Ordinance. Foley said that tonight there will be only 4 items that have changed slightly since the last Public Hearing. Only those items will be discussed. The new changes are in italic and are listed below:

First paragraph with a slight change will now read:

The applicant shall submit a site plan, drawn by an engineer to a scale of *one (1) inch equals sixty (60) feet* of the proposed extraction site showing the property line . . .

Second Change:

12.1.3.B.2 The site plan must also include the following information:

H. The depth of seasonal highwater table at the site of the proposed excavation as determined by *borings or test holes* to substantiate that the groundwater will not be disturbed.

Third change:

M. Remove 2 sentences as follows:

There shall be a one hundred (100) foot buffer from a road and fifty (50) feet buffer strip from a property line.

A natural uncut buffer must be preserved.

Fourth change:

12.1.3.C

New sentence to read: *A hydrogeologic study to determine the effects of the proposed activity on groundwater movement and quality within the general area is required.*

Fifth change:

12.1.4

Remove Rehabilitation and change to *Reclamation Plan*

The following comments were made by attendees at the Hearing:

Mary Lawrence came forward and asked that a minimum setback should be considered.

Lindsay Dearborn came forward and asked a general question as to how this process moved forward. Chair Foley went into great depth beginning in 2020 when a group of local citizens provided a comprehensive document of surrounding towns' Gravel Pit Extraction language that they presented to the Planning Board. Over several months of work, this is the final document and it needs to be submitted to the Select Board and they hold another informational public hearing.

Ms. Dearborn asked to be notified when the Select Board holds a Public Hearing and she said by phone or email is the best way to contact her. And, Dearborn said the annual renewal process is being changed in the new language.

Ron Dearborn spoke next and was concerned that he was not notified when the Gravel Extraction Ordinance was in review by the Planning Board. Ms. Dearborn spoke next about how the Town of Gorham contacted each pit owner when their document was under review.

Chair Foley said that she has no problem with having the Planning Board Secretary notifying pit owners if or when the document comes up for review.

Mike York came forth to speak and said his pit is not in violation nor will it ever be in violation. He requested notification when the Gravel Extraction document is reviewed in the future.

Chris Murray spoke next and was opposed to the method used to update the document. She provided a letter to each Board member that was dated January 2022 that commented on her dissatisfaction with the new Ordinance.

Lindsay Dearborn again approached the podium to air her outrage with the process.

Skip Murray spoke next and articulated to the Board how his sand pit is used to supply sand to most of the towns from Limington to Cape Elizabeth. In addition he supplies sand to Limington for a good price. He follows the rules set by DEP and Limington's regulations and all he asks is a way to work together with the pit owners and Limington's officials.

Bonnie Laughlin said she was part of the Citizen Group that provided changes to the Planning Board on March 20, 2021. Ms. Laughlin held up gravel pit documents from other towns, i.e., Waterboro, Standish, Buxton, and reiterated that Limington's Ordinance does not have as strict requirements as other towns.

Brian Leavitt came forth and described how the Town of Standish reviews the pits annually. The Standish Town Planner, a licensed engineer and Code Officer arrange a day for inspections

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and review every pit in the town on one day. There is a cost of \$500/per pit for annual inspection and the pit owners reimburse the \$500 to the town.

Chris Murray talked about the paperwork involved in keeping pits current with the requirements of the State and MSHA.

Chair Foley closed the Public Hearing and thanked the public for attending. Foley promised better communication in the future.

Minutes

Foley said there are no minutes to review.

The secretary distributed the Planning Board's By-laws and Chair Foley asked the members to review the document to see if changes are necessary.

The secretary also distributed a new application for an Events Venue on Allen Hill Road. The Chair asked the secretary to contact the applicant and request a Site Plan showing the location of the barn, floor plan, parking, etc.

Darryl Hubbard made a motion to adjourn and Debra Black seconded the motion. All in favor and motion carried.

Meeting adjourned at 8:50 p.m.

These minutes taken and transcribed by Donna Sawyer, Secretary to the Planning Board.