

Town of Casco

Planning Board Minutes

December 11, 2023

Planning Board Members Present: Ryan McAllister (Chair), Pete Watkins (Vice-Chair), Marc Rouque, Kendra Osborne, Tuan Nguyen, Michele Williams & Tiffany Peyton (Alternates)

Planning Board Members Absent: None

Staff Present: John Wiesemann (CEO), Mary Tremblay (Deputy CEO), Ben McCall, (Town Legal Counsel)

Public: Please see sign in sheet

Meeting called to order at 6:30 pm.

1. Determine a Quorum
Quorum present by roll call
2. Review and Approval of the Meeting Agenda
(Nguyen) moved, seconded by (Watkins) to approve the agenda as written: 4 in favor 1 absent (Osborne) Late to meeting
3. Approval of Minutes: November 11, 2023
No discussion
(Osborne) moved, seconded by (Rouque) to approve the minutes as written 3 in favor 2 opposed (McAllister) & (Nguyen)
4. Public Participation of Non-Agenda Items:
None

Old Business:

5. Review and Vote to Adopt the Draft Notice of Decision/Findings of Facts and Conclusions of Law for a Site Plan Review Application submitted by Pine Tree Maine 2, LLC. The Applicant Seeks Approval for establishment of an Adult Use Marijuana Store Located at 325 Roosevelt Trail

Planning Board Member Nguyen noted his issues with Notice of Decision draft #9, #13 & #14

After discussion on those issues, (for more details please refer to recording) Planning Board Chair McAllister asked for further comments or concerns from the Board

After hearing no further discussion

For detailed information about Casco Planning Board meetings, please refer to complete audio and video recordings available on the Town of Casco website at www.cascomaine.org

Planning Board Chair, McAllister entertained a motion

Mr. Chute noted his concerns to the Planning Board for the record.

Planning Board Member (Osborne) moved to approve the Planning Board Notice of Decision Findings of Facts and Conclusions of Law as stated with the two conditions made by the Board: seconded (Watkins) The Board voted 5-0 in favor

Planning Board Member (Watkins) moved to approve the Site Plan Review Application submitted by the Pine Tree Maine 2, LLC , seconded (Rouque) the Board voted 4 -1 in favor (Nguyen opposed)

New Business

6. Discussion and Update on comprehensive Plan Process, (The Selectboard and Planning Board will be conducting a Public Hearing on the Comp Plan on December 19, 2023. If approved by the Planning Board, the Selectboard would Place it on a special Town Meeting Warrant)

**Reminder and Opportunity to Review and Prepare for Meeting
No Action.**

7. Next Meeting

January 08, 2023

8. Adjourn Meeting

Planning Board Member moved (Rouque) seconded (Ngyuyen) to adjourn at 7:40 pm. 5-0 in favor

**Ryan McAllister, Chair
Town of Casco Planning Board**

**Mary Tremblay, Deputy Code Enforcement
Town of Casco**