

## Town of Washington

### Planning Board Summary

October 12, 2021

Attendance: Seth Anderson, Deb Dean, Erick Anderson (Alt.), Ezra Casas (Alt.), Sarah Collins, Steve Ocean (Chair), Kate Grinnell (VC/S), Corey Fortin (CEO)

Public Attendees: Ken Mills, Jesse Casas, Dalton Crummett, Sandy Hall Bourrie, Guy Bourrie, Bradon Crummett, Annabelle Bouchard, Earl Leigh, Brian A Norris, Richard Bartlett, James Thomas

Planning Board met at CTL property on 220 for a site review at 5:30 pm. Due to the close proximity to Maine Audio Visual, they also did a site review at that location after.

Public Hearing opened at 6:30 p.m.

Bartlett Event Barn:

Richard Bartlett explained to the public his intention to build a 36' X 60' post and beam barn for the purpose of using as a venue to host moderate sized events. The lot is 15 acres on West Washington Rd and the proposed build would be over 600 feet away from main road towards the edge of the property. The State Fire Marshall has not yet inspected the property, but Mr. Bartlett believes the occupancy would be around 140 people. Steve Ocean pointed out that the Fire Marshall could also determine if any additional safety features would be needed i.e., sprinklers. The State would be who issues all permits regarding any entertainment.

Earl Leigh stated that he has family in the area and would like to know the impact of the noise and potential disruption that alcohol/drug consumption at these events might create. He also noted that it is possible that many people could be coming in from out of state creating the possibility of bringing new Covid-19 infections into the community.

Mr. Bartlett said he will be careful to not book the type of events that could cause those conditions. Erick Anderson added that he currently works in hospitality locally and that the state has regulations in place and will be updating them as needed regarding Covid spread.

Mr. Bartlett has assured the community he will follow all Covid restrictions.

Jesse Casas would like to know what the impact on traffic would be as the road is already an issue for the residents in regard to dangerous, speeding drivers. He would also like to reinforce the concerns about the potential noise being disruptive. The residents agree that sound travels through long distances and any additional noise would be an issue.

Ken Mills has asked Mr. Bartlett for some assurances that his organic hayfield that is abutting the proposed project will be protected from any of the event guests wandering off the Bartlett property.

Mr. Bartlett again states that the type of guests they will be renting to will not engage in these behaviors. He will be carefully vetting the patrons and he notes that the town is entitled to create restrictions that can assist in compliance.

Sandy Hall Bourrie wants to know what efforts will be taken to make sure the traffic burden will not create a safety issue. She has seen many unsafe drivers already and does not want to see the situation worsen. She has requested the speed limit be taken under review as she feels it is too high, it has been complicated trying to get any action on her request. Steve Ocean says that it is up to the DOT to set the speed limit and a traffic study must be completed first. The selectmen could request that one be done.

Richard Bartlett adds that many of his patrons would be unfamiliar with the road and likely be more cautious than locals who are familiar with the road.

Sarah Collins asked about the current noise ordinance and Deb Dean wants to know how and where the noise measurements are taken. There does appear to be a strict noise ordinance in place and the measurements would be taken from the edge of the property.

Dalton Crummett wants to know how much progress has already been made on the project. Mr. Bartlett currently has the septic designed (not installed), a crude driveway has been started but he is waiting on his permit from the Planning Board as well as his occupancy numbers from the State Fire Marshall before moving forward with any thing else. Dalton Crummett wants to know what the plan will be for the natural runoff path that currently exists. If it is changed it will affect the neighboring properties. Mr. Bartlett says that he has no plans to change the natural drainage pattern.

Sandy Hall Bourrie would like to know how the site would be marketed to potential customers and what the target demographic will be. She also would like to know Mr. Bartlett's plan to deal with patrons that have a negative behavior that affects the community.

Richard Bartlett is planning on hiring someone to market the property on his behalf.

Jesse Casas points out that the planned build is over 600 feet from the road leaving the structure in the Farm and Forest District. According to the zoning ordinances Mr. Bartlett's proposed usage is not allowable in the description.

Steve Ocean said that after consulting with Peter Drum the town attorney it was advised to go forward as a Commercial Enterprise. After reviewing the Farm and Forestry description Commercial Enterprise does not fit into the ordinance description. Mr. Drum then suggested putting it under Business Service but after reviewing the ordinance was still unclear as to whether it would be allowable. The attorney has offered to write a legal opinion on the matter. Mr. Bartlett said that he did read the ordinance before purchasing and that the ordinances were a bit unclear, but he did not want to risk someone else buying the lot while he was researching.

Dalton Crummett asked Mr. Bartlett if he planned on moving closer to the property. Erick Anderson would like to know if Mr. Bartlett would be attending the events to help make sure the events were supervised. Earl Leigh questioned how many parties would be scheduled, and what should be expected when venue is operating. Steve Ocean suggested adding a security condition to the eventual permit. Mr. Bartlett has no plan to move or attend the events and he is hoping to schedule one event two times a month during the summer season.

Ken Mills noted that the proposed location is very close to Bradon Crummett's property line, Dalton Crummett wants to know if there is a difference between required setbacks from residential to commercial. Corey Fortin stated that the set back is 25 feet regardless of the zoning.

Earl Leigh recommends that Mr. Bartlett get a professional survey done of the property before starting construction. The lot lines in that area have in the past been inaccurate. Dalton Crummett offered to walk the property with Mr. Bartlett to demonstrate the borders as he understood them. Mr. Bartlett was grateful for the offer and is also planning on getting the lot professionally marked to avoid any unnecessary issues later on. The plan is to build parallel to the blueberry field. Earl Leigh would like to know if another public hearing would be scheduled. Steve Ocean said no but if anyone disagrees with the Planning Board's decision, they have 30 days to file an appeal with the town Board of Appeals.

#### Maine Audio Visual:

James Thomas operates out of his location on Rt 17, the majority of his business is on location at other venues. He occasionally has people pick up rental equipment from his location. Brian Norris is a neighbor and was looking for assurance that Mr. Thomas would not be adding any additional buildings. Mr. Thomas is not adding any other structures. The matter will be added to the October 26<sup>th</sup> meeting for findings and final approval.

Planning Board meeting opens at 7:45 p.m.

Erick Anderson motions to approve the September summary, Sarah Collins 2<sup>nd</sup>. All in favor, September summary is approved.

Corey Fortin discusses upcoming matter of Ron Jackson rebuild of his burnt garage. Mr. Jackson is currently being fined due to starting construction prior to permit being issued. Corey handed out his most current list of permits issued to the Board for review.

Bartlett Findings:

The town attorney has laid out a few options regarding the proposed Event Barn on West Washington Rd. The recommendation for a business services permit would be a CEO approval however due to the size the Planning Board has to be involved. The Planning Board could recommend that the Farm and Forestry ordinance be changed to the Selectmen and let the town vote on it in December. The Planning Board could deny the permit for the project and Mr. Bartlett could file an appeal.

Corey said that Recreational Facility or Personal Service would fit into the ordinance. Steve Ocean suggested that Peter Drum could possibly attend the meeting on October 26<sup>th</sup> or on November 9<sup>th</sup> to help guide the decision.

Kate Grinnell asked if there were any accommodations in the agribusiness ordinance that might be helpful to Mr. Bartlett.

Ezra Casas motions to submit the request to the Selectmen for the change in ordinance to include event center in the approved uses in the Farm and Forestry zoning, specifically page 24, Section D. Kate Grinnell 2<sup>nd</sup>, all in favor, none opposed. Steve Ocean will bring it up to the Selectmen on October 13<sup>th</sup>. Steve ocean motions to suspend further discussion until next months meeting. Erick Anderson 2<sup>nd</sup>, all in favor.

Steve Ocean will add the matter regarding the Bartlett Event Barn to the November 9<sup>th</sup> meeting.

Steve Ocean asks Corey Fortin if the CTL matter will be prepared in time for the October 26<sup>th</sup> meeting? Corey states that it will.

Erick motions to postpone the Planning Board Policy regarding remote attendance and voting , Kate Grinnell 2<sup>nd</sup>. All in favor, matter is postponed.

Kate Grinnell motions to adjourn, Deb Dean 2<sup>nd</sup>. All in favor.  
Meeting adjourned at 8:50 p.m.

Respectfully submitted,  
Kelly Hassanein