

Site Walk 6/26/22

PHIPPSBURG PLANNING BOARD
SITE WALK – JUNE 26, 2022
Phippsburg Flower Company – Tax Map 07, Lot 20
786 Main Road
Lauren Douglas, Applicant

PURPOSE: View property for a proposed home use as a medical caregiver and the selling of related marijuana products; and the selling of other items such as firewood, hats, t-shirts, cups etc.

PLANNING BOARD: Marie Varian, Chair; Clifford Newell, Vice Chair;

Mark Hawkes; Ashley Thayer; Robert Smith, alternate

OWNER: Lauren Douglas

OTHERS PRESENT: Jonathan Billings

Chair Varian commenced Site Walk proceedings at 9:00 a.m. Chair announced that the site walk was advertised in “The Times Record”, listed on the Town Website, and posted several places around town.

Mr. Hawkes recused himself as he had recently worked on the parking area. Chair Varian appointed Mr. Smith to serve in his place.

The owner, Lauren Douglas, explained parking will not be an issue. Site lines on driveway for access and egress are more than adequate. Clients would use the gravel walkway to access the front door on roadside, which is used as the business’ only access. Access is by appointment only. There will be no access without a medical card. Mr. Smith asked what was the timing on appointments? Ms. Douglas said the appointments are usually spread out 30 minutes apart, stating that appointments usually take between 10-20 minutes.

Ms. Douglas said the sign would have the business name, phone number and by appointment only. Any other products would not be listed on the sign or the building. These products would be offered only to people qualified for appointments.

The grade and legality of the walkway was questioned by Mr. Smith. Ms. Douglas said that handicapped people would not have to come inside. They could stay in their vehicle or in the parking lot for their appointment and purchased items would be delivered to them.

Mr. Smith wanted to go inside to confirm living space and necessary fixtures to live there. Mr. Smith felt that it was imperative that the Board Members should be able to go inside. Ms. Douglas gave an explanation of what the state laws and procedures were, for medical caregivers and clients, and that others cannot go into certain areas. Ms. Douglas offered the Board Members to look through the window. Chair Varian explained to Ms. Douglas and Mr. Billings that, the state restriction was true for inside the building; however, anywhere outside the building the town and Planning Board have full right to say what can and cannot happen per town ordinances, as well as conditions in carrying out a home business.

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There was a lot of discussion by all about the differentiation between home businesses and adequate living space for living there.

Site walk ended at 9:52 a.m.

Notes taken by Mark Hawkes and typed by Margie Hawkes