



Planning Board Meeting Minutes Thursday, March 4, 2021 at 7:00 p.m.

Committee Members Present: Benjamin Pendleton, Andrew Poland, Andrea Perley, Jeff Eilenberg, John Bowers (alternate), and Nathaniel Curtis (Alternate) via Zoom

Absent: Patricia Jennings

Also Present: Jessica Westhaver, Joseph Rose, Chris Beyers (Boyle & Associates), Allen Mathieson (Coastal Land Surveying, LLC) via Zoom, and Evan Houk (Lincoln County News)

The meeting was called to order at 7:00 p.m. by Benjamin Pendleton

New Business –

- **New Subdivision Application – Spinning Brook Subdivision owned by Peter Poland (Map 007 Lot 006)**
 - Rose presented the board an application for a new subdivision for Peter Poland. The first lot (lot 1, the corner lot) had already been sold in September of 2020 and is already developed. The subdivision will consist of 3 lots. No new road will be created as the lots already border Old County Rd. Lot # 1 has a small corner that falls into Resource Protection but does not hinder the building envelope. Lot 1 contains 3.2 acres, and lots 2 and 3 contain approximately 6 acres each.
 - Restrictive covenants are included on the plan completed by Coastal Land Surveying. Lot 2 is the only lot allowed to be divided in the future.
 - The board went through the Findings of Fact for subdivision applications. All criteria were met. Two items missing from the application were the letter from the Maine Historic Preservation Committee (part 2c of the subdivision ordinance), and the informational statements (part 5 of the subdivision ordinance). The board agreed to conditionally approve the subdivision with the requirement the plans would not be released by the Code Enforcement Officer until the two items were provided by Mathieson.
 - **VOTE:** Pendleton made a motion to approve the plans as presented; Perley Seconded. Approved 5-0-1 (Poland abstaining), Bower's voting in Poland's place.
- **Solar Farm Application – Bristol II, LLC (Map 006 Lot 047-B)**
 - The board was charged by the Selectboard to review the application for a new solar farm to be located off Bristol Rd behind Hanley Construction. This was asked of the board to the fact this was the Town's first solar farm. The owner of Bristol II, LLC is Nathaniel Curtis, an alternate of the Planning Board. He was joining this discussion to answer questions to the board and would abstain from any conversation as a Planning Board member.
 - Chris Beyers of Boyle & Associates was invited to present the plans for the project. He reminded the board this presentation would be similar to a previous presentation when the board was discussing amending the fee schedule to incorporate solar farms.
 - Boyle stated the power would only be sold to the State of Maine, with Hannaford in Damariscotta planned to receive all of their power from this farm. There is low impact to
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the ground as the only earthwork would be piles driven into the ground and no concrete would be used. The location of the project is an old unused gravel pit. All wiring would be underground to a certain point where they would need to come above ground to interconnection to CMP power lines (believed to be a distance of 3 or less poles). The above ground section is required by CMP.

- The solar panels will be at a fixed angle (no movement) and the bottom part of the panel will be approximately 3 feet off the ground. This is estimated for a snow level.
- Seven (7) foot fencing is required to surround the solar panels under State code. The company uses an agricultural style fence vs a chain link fence which will have an actual height to be 8' predicated upon typical commercial offerings. Perley asked if the fence is built to keep people out, specifically children? Beyer's stated children could get through the fence, but no one other than those servicing the panels is allowed in. The fence is used as a deterrent. Some animals can still get through the fence and under the panels. Perley also asked about hazards if people do go into the fenced area. Beyer's stated there are, but the panels are warm, but not too bad to touch.
- The only house that will be able to see the farm is located at 1841 Bristol Rd, as it sits up on a hill overlooking the land where the farm will be.
- A small area of wetlands was found, but it was so unsubstantial that it falls below the required sized for a Natural Resources Protection Act permit (NRPA). All other permits are approved except a permit from Maine DOT. They applied for a change of use for the entrance to show it is for a solar farm.
- There will be more than an acre of tree clearing, this is why the application to DEP for Stormwater was submitted. Anything that lists a disturbance of more than one (1) acre requires a permit.
- Beyer's will also provide to the Town a copy of the decommissioning plan, though it is not required by the Town at this time.
- The board all agreed the project was well thought through and agreed to share with the Selectboard they saw no issues.

House Keeping –

- **Updates to Applications and Ordinances –**

- Subdivision:
 - Review the checklist used by the board to review applications.
 - Review Ordinance on topo maps on page 5.
 - Review application against ordinance for items required by applicant.
- Shoreland:
 - Review Shoreland Zoning Ordinance on whether the ordinance applies to only areas indicated on the shoreland map.
- Land Use Ordinance:
 - Review ordinance to include a site plan review for large solar projects.
- Paperwork:
 - Order current Land Used Law books for alternates.
 - Create binder with Land Use, Shoreland Zone, Subdivision,

- **Plans for future meetings to be held by Zoom –**

- The board will continue to not schedule any future meetings unless absolutely necessary. In the event a matter may arise where the Planning Board is required, the board will decide whether to meet in person or through Zoom. The board were all in agreement.

Pendleton made motion to adjourn the meeting; Perley seconded. All were in favor. Meeting adjourned at 8:26pm. Currently meetings are postponed until further notice.

Respectfully submitted,
Jessica Westhaver
Staff Liaison

PLANNING BOARD APPROVED: _____