



Planning Board Meeting Minutes Thursday, August 6th at 7:00 p.m.

Committee Members Present: Benjamin Pendleton, Andrew Poland, Patricia Jennings (via Zoom)
Committee Members Absent: Andrea Perley, Jeff Eilenberg, 2 Alternate Positions (Still unknown)
Also Present: Jessica Westhaver, Joseph Rose, Clifton "Robin" Mahan, Shannon Mahan, Eban Baker, Evan Houk (Lincoln County News)

The meeting was called to order at 7:01 p.m. by Benjamin Pendleton

New Business –

- **Subdivision Amendment – Robin's Ridge (Map 008 Lot 075-B-2C & 066):**
 - Joseph Rose presented to the board an application and plan for an amendment to lot 4 (tax map 008-075-B-2C) of the Robin's Ridge subdivision owned by Clifton "Robin" Mahan. Mahan recently purchased a portion of Map 008 Lot 066 and is looking to add a section of the parcel to lot 4 of the subdivision.
 - The board reviewed the application and plan provided. The plan did not show the final lot lines to lot 4 as part of the subdivision. It showed the entire purchase area of lot Map 008 Lot 066 with an indication of the part of land that would be merged into lot 4 of the subdivision.
 - The board discussed the issues that could possibly arise in the future if the board did not have a final plan of what lot 4 of the subdivision would look like, as the board must sign off on the plan indicating what is being accepted by the Town. It is standard practice of the board to have a final plan of the modification showing the final layout of modified lots. The board does not need to see a survey of the entire lot purchased, only the modification to the subdivision lot.
 - The board asked Mahan to return to the board with a final plan that shows exactly how lot 4 of Robin's Ridge Subdivision would look after the modification before approval. Mahan will contact his surveyor and plan to return for the August 20th meeting for final review. Item was tabled until the next meeting.
- **Solar Farm Discussion**
 - Rose shared a request from the Selectboard for the Planning Board to discuss amendments to the Building Fee Schedule in regard to solar farms and whether a separate category for solar farms should be added, and at what fee per square foot. The current building fee schedule would categorize solar farms as a "Commercial or Industrial Structure (unheated)" at a rate of \$0.15 per square foot. Currently Damariscotta and Waldoboro charge \$0.30 per square foot for solar farms.
 - Currently, the Town has received an initial application to build a small commercial solar farm ("small" based on State Standards, which is under 5 megawatts) on 1142 Bristol Rd. The permit fee has not yet been paid. One (1) other applicant has contacted the Town with interest in installing a solar farm on Route 130.

- The board discussed how to move forward with this charge from the Selectboard and what items should be involved in making the recommendation. Items include:
 - Type of impact to the Town
 - Solar farms on Leased Land vs Owner Land
 - What is the landowner's responsibility if leased?
 - Should their Performance Guarantees
 - Abandonment of solar farms & breakdown of unused farms
 - Abutters concerns & values
- The board decided it needed more information and extended an invitation to Eban Baker, who was in attendance, to attend the next scheduled Planning Board meeting so the board could ask more questions. Baker stated he would be happy to speak with the other parties who submitted the application to join him at the next meeting for a presentation on what their solar farm would entail.

House Keeping –

- **Alternate Positions –**
 - Westhaver reminded the board they still needed to recommend two individuals to the Selectboard as alternate members for the Planning Board. The two members who were appointed to these roles, Jason Lord and Joseph Yost, have not been present at the meetings to declare their interest. The board has also put the word out to individuals.
 - Public request for interest will now be made for two individuals who would like to serve as alternate members on the Planning Board. This is a great opportunity to learn the process and position of local Planning Board duties without the full requirement of being a full time elected member.

Next Meeting –

- Request for Review of Building Repairs - 2578 Bristol (Map 021-085) Currently Owned by Damariscotta Bank & Trust Co.
- Subdivision Modification – Robin's Ridge (Map 008-075-B-2C & 066)
- Presentation of Solar Farm Application – Question and answer for Planning Board

Pendleton made motion to adjourn the meeting, Poland seconded. Meeting adjourned at 7:50 PM. The next meeting is scheduled for Thursday, August 20th, 2020.

Respectfully submitted,
 Jessica Westhaver
 Staff Liaison

PLANNING BOARD APPROVED: _____