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| MINUTESPLANNING BOARDMay 28, 2020 |



**Christopher Huston– Regular 2022**

**Curtis Lunt- Regular 2022**

**Patrick Maloy – Associate 2021**

**William Kuhl - Regular 2020**

**Lisa Ward – Regular 2021**

**Shaun Carr – Regular 2021**

**Dan Leeman – Associate 2021**

1. **CALL TO ORDER:** The Chairman, Mr. Lunt called the meeting to order at 7:00 PM.
2. **ROLL CALL:** Regular members present were Curtis Lunt, William Kuhl, Shaun Carr and Lisa Ward. Associate members, Pat Maloy and Dan Leeman were present as well. Also present was Code Enforcement Officer Dennis Douglass and Councilor Donald Fellows. Christopher Huston was excused. There were no audience members.

**chairman’s review of meeting rules:**

The Chairman explained the meeting rules are located on the back of each agenda, available in the document holder by the door. He reminded the viewing audience that if they had questions during the meeting, they could email Mr. Douglass at ddouglass@lisbonme.org.

1. **WRITTEN COMMUNICATIONS:** Minutes of March 12, 2020

The meeting minutes of March 12, 2020 were distributed to all members. The Chairman asked if there were corrections or additions.

**VOTE (2020-13)** Mrs. Ward, seconded by Mr Carr moved to approve the Minutes of March 12, 2020 as presented.

**VOTE: 4-0 Carried**.

The Chairman welcomed Dan Leeman back to the Planning Board and congratulated Lisa Ward for becoming a Regular Member.

1. **NEW BUSINESS – Case #20-04 – Tier 2 Site Plan Review – Ricker Farms Solar Project**

Dimension Renewable Energy

**Case #20-05 – Conditional Use application – Wood Processing Yard**

1. **PUBLIC HEARINGS - Case #20-04 – Tier 2 Site Plan Review – Ricker Farms Solar Project**

Ground mount utility scale solar array

47 Upland Road

Lisbon, Maine 04250

Tax Map R05 Lot 044

The Chairman opened the Public Hearing at 7:05 pm

Mr. Douglass spoke about the Solar Farm Project on the Old Ricker farm property off of Mill Street.

He presented the Board with their completed application.

He read emails from Abutters and the response from Dimension Renewable Energy as follows:

* Matthew Campbell, 47 Upland Road, Lisbon. Mr. Campbell thanked Mr. Douglass for emailing the proposal to the abutters. He requested a new map be drawn up with the revised property lines as the current one is inaccurate and does not show the split of 47 Upland Road from early 2019. He also proposed the question of a revised setback and curious to see if they have considered any type of privacy shrubs to minimize visual impact. Mr. Douglass read their response. The Solar Company’s stated that they are correcting that on their maps with the right Lot number listed and the projects eastern boundary will not cut down the existing trees to the East of the project, so the existing tree buffer will remain. They are willing to work with Abutters along Mill Street to plant trees as an additional buffer. Landowners are encouraged to reach out to us to discuss or meet about their concerns. We do not have any data that will show a reduction in property values.
* Tom Pelletier, 68 Mill Street, Lisbon. Mr. Pelletier’s questions and responses are as follows:
1. What company are these for - Dimension Renewable Energy
2. Where is all the power going and who will benefit from that power – The power will be sold to Mainers and offers a discount to home-owners, business owners, municipalities or anybody with an electric bill. This particular project is intended to sell power exclusively to residential customers. They can expect to save 10-15% on their electric bill.
3. How will I benefit from this project – Anyone within the same utility region as this project can buy power from this project. This project is fully subscribed, then people in Lisbon will have the opportunity to buy power from similar distributed generation community solar projects within CMP territory.
4. Will there be a safety fence around the property – Yes a minimum fence will be installed which is an NEC code requirement. This project proposes an agricultural deer fence, not a chain link fence.

**VOTE: (2020-14)** Mrs. Ward, seconded by Mr**.** Carr, moved to set a Site Visit for Case #20-04 – Ricker Farms Solar Project, for June 11, 2020 at 6:00 p.m. **VOTE: 4-0 Carried.**

**The Chairman closed the Public Hearing at 7:30 pm.**

 **Case #20-5 – Conditional Use review – Wood Processing Yard**

Dana Morgan

 171 Summer Street

 Lisbon Falls, Me 04252

The Chairman opened the Public Hearing at 7:30 pm.

Mr. Douglass spoke about the project then asked Mr. Maloy to continue the conversation since he works there. Mr. Maloy stated that they bring lumber in, cut it up and send it back out. The equipment being used is a chain saw, wood splitter and conveyor belt, processing maybe 6 cord a day seasonally. Mr. Lunt asked how far away from the road is the operation. Mr. Maloy said 200-250 feet. Mr. Douglass read the names of the abutters who sent in questions and provided a copy of them to the Planning Board for them to read through and talk about at the next meeting.

* Sandy Moreau (on behalf of the Reynolds Farm & Louise Reynolds). They have a list of questions that the Planning Board will address at the next meeting.
* Jeff Blouin – questions about land use, hours of operation and the noise levels. Dennis stated that that he would, along with the Police Department, do some testing on the noise levels and get some results for maybe the next meeting. The rest of Mr. Blouin’s questions will be answered at the next meeting.
* Debra Adams representing Richard Adams and Sam & Donna Lyndsay- They have lived there for 40 years and have never had any objection to this business.
* Peter Reynolds, 171 Summer St. – They have no objections to this business.
* Dean Logan – He has no objections to this business.

**The Planning Board agreed unanimously to set a site visit for Thursday, June 11, 2020 at 6:30 pm for Case #20-05 Wood Processing Yard.**

The Chairman closed the Public Hearing at 7:50 pm.

1. **OTHER BUSINESS –** C.I.P – Planning Board review

**VOTE: (2020-15)** Mr. Kuhl, seconded by Mr. Carr , moved to recommend the approval of the Capital Improvement Plan. **VOTE: 4-0 Carried**

Planning Board Training – AVCOG –

The Planning Board discussed the trainings that are now available to do on the computer due to

COVID 19.

1. **TOWN PLANNER –** Correspondence from Diane Barnes, Town Manager – Town Planner contract

The Planning Board received an email from Mrs. Barnes stating that Ben Smith, the Town Planner’s contract had been cancelled. Mr. Kuhl stated that he understood why it happened and the necessity behind it, but he would have appreciated hearing about it before it happened, since what Mr. Smith did for the Planning Board impacted them a lot.

1. **CODE ENFORCEMENT OFFICER –**

Mr. Douglass gave the Planning Board a copy of the Stormwater Program Update packet for the required training that they need to take.

Mr. Douglass wanted the Planning Board to be aware that there is an Attendance Ordinance, Section 74-200, that says regular attendance at meetings is required and two un-excused absences in a row, or three or more in a year shall be considered cause for the Board or Committee to report the absences to the Council who shall notify the member to attend a Town Council Meeting to show cause of why they are not attending the meeting.

**VOTE: (2019-16)** Mr. Kuhl, seconded by Mr. Carr moved to adjourn at 8:00 pm. **VOTE: 4-0 Carried.**

Respectfully Submitted.

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 Lisa B. Smith, Deputy Town Clerk

 Date Approved: June 11, 2020