

Planning Board Summary/Public Hearing  
Solar, Wind/Antenna Array Ordinance  
April 12, 2016

Members: Jim Bowers, Jesse Casas, Mitch Garnett, Steve Ocean, Dave Studer, Dave Williams  
CEO: Bob Temple Public in attendance: Nancy Linscott, Berkley Linscott, Jon Whitten, Jr.,  
Chris Felicetti, Carmine Pecorelli, Robert Marks, David Martucci, Robert Birk, Troy Hatch,  
Wesley Daniel, Bruce Fowles, Deborah Bocko, Suzanne White, Lowell Freiman, Barbara  
Carney, Marian Barker, William Barker

Mitch Garnett called the Public Hearing Meeting to order at 7PM introducing David Martucci as moderator regarding the ordinance for solar and other arrays that have been amended. David asked if anyone needed an explanation as to why we're here and what we are doing. David asked if anyone would like to make any comments on these provisions. Getting no response or questions from the public the hearing was adjourned at 7:04PM. Dave reminded everyone that Thursday night is the Special Town Meeting, in the Bryant Room at 7PM.

Mitch started the Planning Board Meeting with a roll call. All present except Hank Aho. Steve Ocean, alternate, is a voting member this evening.

**Dave Williams moved to accept the summary from March 29, as written, Dave Studer seconded, all in favor.**

Robert Marks is present to request amendment to the Ridgeview Subdivision Lots 2 & 3. The Board Members received copy of the plan. The subdivision had been approved by the Board in 2002. There have been some minor changes over the life of ownership of Pat and Paul Connell. The original driveway was supposed to be within a hundred feet of the boundary between lots 1 & 2; the Connell's own lots 2 & 3. They put a driveway in the middle of the property. Noone objected when they were building the house. The surveyor that came before selling the house found the septic field was almost on the boundary line of lots 2 & 3. We are asking for an amendment that recognizes the new position for the driveway that we've modified the boundary by going in 100 feet and then dropping it 20 feet and going across which allows lots 3 to be more than 20 feet from the septic field. The surveyor also found the well servicing the home was on/near the line between lots 1 & 2. An easement was obtained from the lot owner for the use and maintenance of the well (that goes with lot 2). They are two separate lots owned by the same person. They are under contract to close on Friday. There is no indication that the new buyer intends to divide lot 2 & 3 but, if at some point, they are desirous of it this clears up the title problem pointed out by the proposed buyer's attorney.

Dave Studer made a motion that the Board finds this proposal doesn't significantly alter the previous approval therefore we approve, Dave Williams seconded, all in favor. The Board signed the copies of the new plan.

Mitch Garnett moved onto the Linscott Gravel Extraction starting at Section 2, Abutter Protection. Dave Studer read each item discussion ensued and corrections/changes made.

Section 2, Abutter Protection conditions taken out are 10, 12, 13, & 19. Bruce Fowles stated that when it comes to the noise it's not just the backup beepers it's the trucks that make a lot of noise. Suzanne White stated the noise travels in a bizarre way; she's about ½ mile away and still hears the backup beepers. Deb Bocko commented on the comment about traffic starting at 6AM; this will be a dramatic change to their neighborhood where there is little traffic now.

Jesse Casas asked the Board to consider changing hours of operation to start at a later hour to lessen the impact on the neighbors. After much discussion i.e. neighbor's living with the hours of operation, traffic starts early throughout the town, applicant to consider changing hours, etc.

Section 2 C. 1 & 2 Buffers - A site impervious plan will be proposed by the applicant.

Section 2 D. Noise – changed to read, The Planning Board has reviewed the provisions of this section have been met and finds that a 7AM start is in compliance with both ordinances and Conditions 10, 12, 19. **Dave Studer made a motion to have a 7AM start time, Steve Ocean seconded, all in favor. This motion will change Conditions 12 & 19.**

Section 2 E. Signs – changed to read, There will be no posted signs other than those required by the Mining Ordinance.

No motion was made on Section 2 due to the fact that the buffer section was tabled until the site impervious plan is submitted by the applicant.

Section 3 – Lot Access A. B. 1 & 2 add - and the Town of Washington Driveway Entrance Permit.

**Motion by Dave Williams second by Jesse Casas that the provisions of Section 3 have been met based on the findings made herein, all in favor.**

Section 4 – Historic and Archeological Sites A. to read – The Planning Board finds that the provisions of this section have been met based on the fact that the proposed extraction operation is not located on any known historic, prehistoric or archeological sites.

Section 4 – B. The Planning Board finds that the provisions of this section have been met based on the fact that the proposed extraction operation is not located in any known historic, prehistoric or archeological of importance based on the Maine Historic Preservation Commission information.

**Motion by Steve Ocean second by Dave Williams that the provisions of Section 4 – Historic and Archeological Sites after revisions, all in favor.**

**Motion by Steve Ocean second by Dave Williams that the provisions of Article X , Sections 1-7 have been met based on the fact that none of these standards are proposed as part of the applications; but our standards that apply should violations to these standards occur, all in favor.**

Part B Section 2

**Motion by Dave Studer second by Jesse Casas that the provisions of Section 2 requires Site Plan review, all in favor.**

Part B Section 3

**Dave Studer second by Jesse Casas that the provisions of Section 3 have been met, all in favor.**

Section 6 Approval Standards & Criteria Section A – to read ...provisions of this section 6A.

**Jesse Casas motioned to add Condition 34 to read – All truck traffic shall enter and exit onto the state highway 220, Dave Williams seconded, all in favor.**

Add Condition 34 to Section 6, B; 4.b; and 6.

Section 6, 5. Change McDowell Road to Mitchell Hill Road.

Section 6. 7. Take out McDowell Road and change to No town road...

Section 6. D. Accessway Location and Spacing add and Washington Driveway Ordinance.

Section 6. F. Parking Layout and Design take out ‘are not applicable.’ add..this section has been met.

Section 6. J. Water Supply change to – The Board finds that this provision has been met based on the fact that if water is required it will be brought from offsite.

Section 6. K Sewage Disposal on Applicant’s Statement: take out ‘not applicable’. Add to the Planning Board’s finding ...Applicant may bring a portable toilet onsite.

Section 6. L. Utilities on Applicant’s Statement: take out ‘not applicable’.

Section 6. U. Flood Plain Management add an ‘e’ to therefore.

Condition #6 and #33 are the same. Where ever #33 is listed it will be changed to #6.

**Motion by Mitch Garnett second by Dave Williams that the provisions of Section 6 have been met upon receiving and approving the irrevocable letter of credit from the bank, all in favor.**

Mitch Garnett tabled the Linscott’s Mineral Extraction Findings of Fact at 8:45PM until April 26, 2016 at 6:30PM.

Mitch Garnett went onto the next order of business – Application from Troy Hatch to construct a 60ft. X 40ft. structure for use as an auto repair and body shop. Bob Temple explained that Troy has moved the building closer to his house away from the questionable wells and made it smaller

than he had had originally. Bob suggested to make a condition that he has to have DEP's approval.

**Dave Williams motioned to accept Troy Hatch's application as complete and schedule the Public Hearing for May 10, 2016 at 6:30PM, Mitch Garnett seconded, all in favor. Jesse Casas will be a voting member for the May meeting.**

Meeting adjourned at 8:55PM.

Respectfully submitted,

Mary Anderson