

READFIELD PLANNING BOARD

Minutes of Wednesday, July 15, 2020

Planning Board Members: Paula Clark; Chair, Jack Comart; Vice Chair, William Godfrey, Jay Hyland, and Don Witherill; **Excused Absence:** William Buck

Others Attending: Jaime Hanson; CEO, Kristin Parks; Board Secretary, Jacob Turgeon, Bruce Hunter, Jerry Bley, Kathy Ganard, Mike Atkinson, Rob Brocowski

All votes will be done by roll call of the Planning Board due to meeting conditions.

Meeting called to order at 6:35 pm by Paula Clark

Public Hearing: Jacob & Ellen Turgeon, homeowners located at 65 North Wayne Road (M118/L011) want to convert their existing two-family home to a multi-family dwelling

- Public Hearing opened at 6:39 pm by Paula Clark.
- Summary done by property owner, Jacob Turgeon: Conversion of two-family dwelling to multi-family dwelling located at 65 North Wayne Road. Parking spots, driveway, egress windows and bathrooms are already installed. Area was formally a business, not much for conversion except to install kitchen area and shower in bathroom in third unit. Has consulted with the surveyor for septic system and the proposal is in the application; will update/install another tank. Leach field won't be bothered. An advanced treatment unit will be installed and is state accepted; doesn't need a variance. The third unit will be a one bedroom unit. No external changes or change to the footprint. The plan is for septic modifications in the fall and internal modifications in the winter.
- No public comments
- **Motion** made by Jack Comart to close the public hearing at 6:48 pm, **second** by Don Witherill. **Vote** 4-0 in favor.
- **Motion** made by Jack Comart to approve the application with the condition on septic work first and then internal work after and with standard conditions, **second** by Bill Godfrey. **Vote** 4-0 in favor.

Old Applications:

1. Syncarpha Solar LLC – 368 Main Street
 - Update by Paula Clark on the project and where it is at, looking at completeness of application tonight. A lot of discussion on the proposal. Kristin/Town Attorney written letter reviewed. Proceeding with site review process.
 - Jack Comart feels it's a gray area in the commercial industrial district and weather it fits in the CID.
 - Cole Peters of Syncarpha unable to attend has Kathy Ganard of Power Engineers (permits aspect), Rob Brocowski (civil engineer plans) & Mike Atkinson (Syncarpha representative).
 - Bruce Hunter and Jerry Bley in attendance on behalf of the Conservation Commission.
 - Kathy: Brief update on the companies' solar projects throughout the country. They own and operate for about 20 years. Additional materials have been

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submitted as requested, letters dated May 22nd and June 12th with the requested information. Working with the landowner; owner will continue to use some land for the farming/farm stand. The project will not interrupt any of the wetlands. Project is in a no flood zone area. Land slopes down and hides structures from the road. Existing farm road is the entrance but will expand to gravel road which is a different entrance than the current farm stand entrance. There will be a gated and chain linked fence around the project. The solar project is on about 20 acres that they will be leasing. Planning Board question on number of panels that will be installed. The arrays will face south. There is only a small portion of trees to be removed. The panels absorb sunlight and there will be no reflection off of them.

- Planning Board would like the landscaping plan/view from road presented at the public hearing. Jack Comart would also like a decommissioning plan set in place. The applicant will pay a fee of \$1,000.00 to the town and work with consultant. The document was sent to the Town Attorney for legal review.
- Mike: Community solar benefits; renters and homeowners who can't install panels on their own land can purchase credits from CMP for a lower rate for a 10% discount from Syncarpha (i.e.: \$100.00 would be \$90.00). These are guaranteed for the life of the project and are built into the contract.
- Question if Augusta Water District is an abutter; Jaime doesn't believe so but will look into this.
- The solar panels are very low maintenance, only two site visits per year unless problems arise. Snow removal is done during the winter months. Scenic viewpoints, there will be a fence 7 feet high as a federal law requirement.
- Planning Board would like land lease clarification. Three areas of concerns are: decommissions plan, visual plan and review on bonds.
- **Motion** made by Jack Comart o find the application complete subject to further submission of the vision plan, revision of decommission plan and review of development bonds and to schedule public hearing, notify abutters, waive site visit. **Second** by Don Witherill. **Discussion:** Public Hearing scheduled for Wednesday, Augusta 19 starting at 6:30 pm via ZOOM. **Vote** 4-0 in favor.

Administrative Items:

- Minutes of May 13, 2020 – **Motion** made by Don Witherill to approve the minutes of May 13, 2020 as presented, **second** by Jack Comart. **Vote** 4-0 in favor.
- Other minutes tabled until next meeting.

Meeting adjourned at 8:00 pm by Paula Clark