

# Readfield Planning Board

## Public Meeting Minutes of April 9, 2024 - Approved

**Planning Board Members Present:** Jack Comart, Henry Clauson, Peter Bickerman, Don Witherill, John Mitchell

**Excused:** Paula Clark (Chair), Brandon Fike, Bill Buck

**Others Attending:** Chip Stephens (CEO), Anjelica Pittman (Board Secretary), Mark Boenke, Shane Howley, Bob Berry, Kara Moody, Geoff Martin, Margo Stern, Barbara, Jim Amendolara, Rachel Kidman, Heather B, Jan

*Meeting called to order by Jack at 6:30 PM*

### Public Meeting

**Norwich Technologies/Readfield Main Street Solar, LLC.** – Kara Moody, representative of Stantec and Geoff Martin of Norwich attended with their application for a solar energy project at 0 Main Street, map 143 lot 014 in the rural zone. In February 2024, this project applied for a Commercial Industrial District (CID) Overlay due to the collective solar panel/infrastructure size allowed in the town's Land Use Ordinance. The CID application went to town vote and was approved.

Kara and Geoff have returned to apply to complete the project. They gave an overview of their application, which the board has seen in recent months, and answered board member questions.

The decommissioning numbers they presented were developed in accordance with the State Decommissioning law. It will be reviewed by the DEP and should be complete in a couple of months. Stantec/Norwich typically uses Krebs & Lansing for their consulting company on these plans. They have used them ten times in previous projects with consistently positive DEP reviews. The decommissioning plan was revised to include running power underground and once it is filed with DEP a copy will be mailed to the town.

The board discussed a need for site visit and concluded they could schedule one between 5-5:30 PM on April 23 prior to the Public Hearing. Chip will get in contact with board members to nail down a time to meet for site visit. Peter and Henry will both be absent April 23, 2024.

Henry and Chip suggested Stantec and Norwich create a timeline for construction of the project in order to set a schedule for Chip to do periodic site inspections throughout the process according to the timeline.

**Motion** made by Don to find the application complete, notify abutters, schedule a Public Hearing, and schedule a site visit, **seconded** by Henry, **vote 5-0** in favor.

**0 North Wayne Road (Menatoma Camp Ground Road)** – Shane Howley of Main-land Development Consultants met with the board to apply for a 10 lot subdivision off North Wayne Road on behalf of John Lawrence/Lovejoy Ventures, LLC. The road would require reconstruction, and another road would be added. Hammerheads will be present at the ends of the road for emergency vehicle access and turn arounds. Each lot will have a private well and private septic system installed. According to the phosphorus calculations, lots 1

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through 9 will also need storm drainage/gardens. Board members received submittal materials with a table of contents.

As a 10 lot subdivision, the LUO would require that the project be compliant with the requirements of a cluster development, which would also require two sketch plans. Shane suggested combining two lots into one to reduce the total number of lots and avoid being a cluster development.

The board asked that Shane also get documentation showing himself as the representative for John Lawrence/Lovejoy Ventures, LLC. Jack asked if the project is subject to DEP site review which Shane answered it is subject to an NRPA (Natural Resource Protection Act) permit by rule permit and a DEP storm water permit by rule. Vernal pool inventory was also completed and none were located. Shane will verify if that is in the application packet yet or not.

Henry asked for clarity with a road issue, as North Wayne Road used to be a town road which still has a right of way belonging to the town, Shane has already discussed with the Town Manager. The applicant would be responsible for reconstruction of that road and the future maintenance would be covered by a road association. One portion of the road would be shared with Camp Menatoma.

Mark Boenke of Camp Menatoma added that they have not been approached by Lovejoy Ventures, LLC., about sharing the maintenance of that road for the first 400 ft. as well as possible damage done during construction. Mark also has a concern with the storm water and potential for road runoff. Also, three of John Lawrence's wood lots are part of the Camp Menatoma Associations and are subject to Camp Menatoma deeds and covenants.

Lot 10 has been recently sold within the last five years, the soil test results for that lot was not included in the application; it is still required. A soil test was done in 2015 for that lot by Vaughn Smith and a second one done by Mainland, which can be included in the packet of materials. Rain Garden details will also be added.

Items still needed for a complete application:

- Authorization of representation
- Vernal Pools report
- Rain Garden details
- Lot 10 soil test results
- New sketch plan with 9 total lots change
- Documentation from Camp Menatoma Association agreeing to shared road usage
- Letter from the Fire Chief
- Road association draft document
- Open Space cutting plan

**Motion** made by Don to continue the application without a determination of completeness at this time, **seconded** by Peter, **vote 5-0** in favor. Next Planning Board meeting availability to revisit this application is likely in May.

### Other Business

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Minutes of March 12 & 19, 2024 for approval – Tabled until the next meeting, Peter did give some edits to the minutes for the next meeting.

Chip spoke with MMA about a new mobile home law and they are drafting suggestions for towns for incorporation, this will allow mobile homes, manufactured homes newer than 1976 in all zones. The new law will be enacted between July and August. Chip will keep the board updated.

Chip will also get in touch with Norwich/Stantec and ask if board members who cannot make the scheduled site visit can do independent site visits as their schedule allows.

*Meeting adjourned by Jack at 7:25 PM*