

Readfield Planning Board

Public Hearing Minutes of April 23, 2024 - Approved

8 Old Kents Hill Road, Readfield, ME

Planning Board Members Present: Jack Comart, Don Witherill, John Mitchell, Brandon Fike

Excused: Paula Clark (Chair), Bill Buck, Henry Clauson, Peter Bickerman

Others Attending: Chip Stephens (CEO), Anjelica Pittman (Board Secretary), Kara Moody, Geoff Martin, Jaaron Shaw, Patricia & Paul Fournier, John Cushing

Meeting called to order by Jack at 6:30 PM

Public Hearing

Norwich Technologies/Readfield Main Street Solar, LLC. –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. Their application was deemed complete at the April 9, 2023 meeting.

Jack opened the Public Hearing

Kara and Geoff hosted a site visit at the project location which Chip and some board members attended just before coming to the Public Hearing. They gave a brief introduction of themselves and description of the solar project.

Paul Fournier of Sylvester Lane, an abutter, discussed his concern of possible noise from the solar array. Kara responded that the noise level only occurs when the sun is shining and the solar array is producing electricity, and even then, only operates at a noise level of 32 dba. Construction traffic and noise will last for 3-4 months while the project is built.

Jaaron Shaw of Belz Road asked that they submit their survey to the town and the registry of deeds, he would like it separate from the application as an independent document for easier viewing.

Don asked if they have tested to ensure they can do underground wiring even with the ledge and Kara responded that they were still awaiting the Geotech survey but they would find a way to run it underground if they have to blast the ledge or John Cushing suggested encasing the wiring over the ledge to avoid any need for blasting.

Motion to close the Public Hearing made by Don, **seconded** by Brandon, **vote 4-0** in favor

Motion made by Don to approve the application as amended, subject to standard conditions of approval and subject to a periodic construction inspection plan to be established with Code Enforcement; **seconded** by Brandon, **vote 4-0** in favor.

Public Meeting

Prepared by Anjelica Pittman, Board Secretary (approved 05/14/2024)

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Cushing Storage, LLC- Application to allow construction of two additional storage facilities located at 866 Main Street, Map 121 Lot 020. The proposed buildings will be approximately 100' x 20' and 100' x 50'. A Commercial Industrial District Overlay application was previously approved in February 2024 by town vote.

John attended and gave a description of his application; he also provided an updated site map. Boundaries are marked by pins on the property. Trees are very thick on the parcel and in the area; John can mark out the buildings for a site visit if needed. There is a ten to fifteen foot path between an abutter and the larger of the two buildings he is applying to build. The path ends at John's property line. The larger building will be meant to store larger items such as cars and boats. John has not decided on lighting but he is considering motion sense lights and he is willing to follow the direction of the board. Jack would like to do a site visit. Don asked about the slope on the property, John responded that the current 100'x20' building is up hill about five to six feet higher than the proposed buildings. The area where the proposed buildings will be constructed is fairly level and the area between will be gravel. John intends to leave the trees up around the buildings along the sidelines of the property and he is willing to add more or move the buildings closer together to accommodate necessary screening.

Motion made by Jack to find the application complete, notify abutters, schedule a Public Hearing, and schedule a site visit (May 14 at 5:45pm), **seconded** by Brandon, **vote 4-0** in favor.

Other Business

Minutes of March 12 & 19, 2024 & April 9, 2024 for approval – Tabled until Paula returns

Chip will draft the Notice of Decision for the Norwich project.

Meeting adjourned by Jack at 7:17 PM