

Approved

**Town of Pownal
Planning Board Minutes**

**Wednesday, February 16, 2022
6:00 PM – Mallett Hall**

Members Present: Matt Altieri, Jesse Peters, Secretary Christine Watson, Todd Mellin, Brian Stornelli, Alternates: Orion Breen, Marcia Bowen, Recording Secretary: Alison Purinton

Guests: Selectboard Members – Heidi Curry, Alan Hill, CEO, Becky Taylor-Chase, Town Administrator, Keith McBride with NorthStar and a member of the public Robert Payson.

Call to Order at: 6:00 pm by Jesse Peters

Secretary's Report:

Regular Meeting minutes of January 19, 2022 on a motion by Jesse Peters to accept minutes as amended and corrected, seconded by Todd Mellin. Discussion: None, Vote: Yes (3) No-0 Approved with word change from predaceous to predacious on the Dec 15, 2021 minutes. Add Town Administrator after Becky Taylor- Chase name. On page 6 correct insects to intersect, Halloween to Hallowell, change and to an.

Old Business:

Remote Access Policy was passed around as it required signatures.

Article 4- Site Plan Review Ordinance Section E #11-#2 Update- Christine passed around what the ordinance is and what the changes should be. Those are the items in red. She has continued to research the ordinance and was unable to find times. It appears they were cut off. To correct the oversight, we need to re-do the ordinance. We must hold 2 public hearings. Due to the lengthy time this will encompass it was agreed to table this for now. All in favor.

New Business:

Article 3- Changeable Signs Section 12,D.5. Sign section wording has been changed and was approved by our attorney.

Article 3 Zoning Ordinance

Section 12: Signs

D. Prohibited- All Districts

5. Changeable signs- Any sign that periodically changes its message by any means, including mechanically, electronically or digitally, including time and temperature signs, except that such signage shall be allowed on property owned by the Town or by the RSU#5, provided that such signs are used exclusively for the purpose of promoting municipal, public school events and emergency communications.

Matt- Asked Heidi whose job is it to do this? I would think it is a role of the Selectboard.

Orion- Asks where did this come from?

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Heidi responds- Impact fees. You must spend a certain percentage of impact fees. In June of 2020 those monies were not spent. They carried over to 2021 and were still not spent. The wording in the ordinance has now been approved by the attorneys.

Jesse acknowledges the fire department and the school both have changeable signs because these two buildings were grand fathered, so it did not apply.

Agreed to go before the warrant process. All in favor

2022-2023 Budget- Most of the budget this year has been billed by NorthStar in advising/ defining/ and recodification of the land use ordinance. Those costs are expected to level out some over the next few months.

Brian asked if monies can be brought forward. Becky responded Yes.

Other Business:

NBD Solar- Novel Energy Solutions are looking to acquire NBD Solar project. They asked if the project has an expiration date and if the project will adjust to a single axis tracker. This is a fairly common practice once a company goes before the planning board and receives an approval the project is often sold. The old company approval was to have fixed panels, the new company would like to have dual axis panels to follow the sun. If the new company wants to proceed forward this would require a new application. They would need to come before the board to explain the changes so the board can better understand. Should this information come from the Planning Board, or should it come from Codes Enforcement? Matt will compose and send an email to Brittney Kresbsbar@Novel Energy Solutions with a cc (Carbon Copy) to NorthStar.

Discussion:

Floodplain Ordinance update- Christine has been in contact with the maine.gov to inquire when this ordinance will be effective? They have put the project on hold. Once they roll out the new mapping, they will revisit the ordinance. Typically, what we have done in the past is adopt the new ordinance and delete the old one.

Planning Board procedures- A draft checklist of Planning Board Procedures was reviewed, and discussion happened. Christine will make the necessary changes.

Submission deadlines revision hard copy/electronic- Were reviewed and discussed. Christine to make the necessary changes.

Application revision- Changes for meeting and deadline dates being made from 2021 dates to 2022 dates. Christine to make the necessary changes

Checklists for major/minor revision- Were reviewed and discussed. Christine to make the necessary changes.

2019 vs 2021 Town Approval of Performance Standards- This information is in your binders.

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Special Town Meeting- Article 8 Public & Private Road Ordinance, Appendices D,E, F and G diagrams were amended to match the wording of the ordinance was passed at the special town meeting held on February 14, 2022.

Next Month Agenda:

Narrow Swath- Keith asked if a site walk was appropriate?

Chipman- We have not received the fee.

Hilton- Have not heard anything

Adjourn: Christine Watson motioned to adjourn Jesse to second. All in favor. Meeting adjourned at 9:00PM

Respectively submitted,

Alison Purinton

Planning Board Recording Secretary