

**Town of Pownal  
Planning Board Workshop Minutes  
Wednesday, March 10 ,2021**

**Members Present:** John Bowdren, Gabe DiGristina, Jesse Peters, Secretary: Christine Watson, Alternate: Matt Altieri, Town Planner: Tony Dater

**Absent:** Matt St Cyr, Marika Clark

**Guests:** Susan Peters, Doug Stewart, Select Board Members, Heidi Curry and Andy O'Brien, CEO: Alan Hill,

**Call to Order at 6:04 pm by Vice-Chair John Bowdren**

**Discussion:**

**Amendment to Sign Ordinance – Article 3 Section 12.D.5**

- Revision to the language due to the Public Hearing held. Planning board reviewed and requested town attorney to review as well.

**Town Land for Sale –**

- Abutting property owner wishing to purchase the town land.
- Another abutter could potentially be the owner of the property.
- Select board is going to put on the warrant they would like to have the property surveyed and also have the surveyor go through the registry of deeds and find out whether the property belongs to the town or the abutter.
- The Planning Board is unable to approve or disapprove until ownership is determined. Will make formal decision on March 17<sup>th</sup> regular meeting.

**Sanders Subdivision –**

John gave a brief review of the project.

- Road Commissioner has raised concerns on the driveways as they just ditched and ledge is present.
- Note 4 for the Erosion & Sediment to be revised to the new wording.
- Site Walk scheduled for March 16 @ 4pm. John will do the minutes as the secretary will be unable to attend.

**Allen Farm – K& T Enterprises –**

- There was discussion whether the Planning board would be discussing the carriage house or backlot as well as the change of use as this was presented to the board at the special meeting held in February.

- Christine voiced that change of use, carriage house and backlot should be addressed separately when the applicant is ready to proceed with them. Applicant is only looking for a change of use at this time.
- Change of use is for the farmhouse from home occupation to professional/business use. Farmhouse to be rented in combination with the Barn for wedding or events.
- Heidi clarified that what they call the carriage house is what they use as a garage now and has two more stories. The whole building is attached to the house.
- Setbacks and square footage under special exceptions for change of use was discussed.
- We could waive some dimensional standards for good reason. Board would have to decide what is a good reason in this case. Can we waive the requirement and grant the change of use, despite the absence of the 75' natural buffer, provided that when there is a change of ownership the new owner (if they plan to continue this use) would need to seek a new permission to do so?
- Tony suggested that the board could say that this is a unique, grandfathered situation and the board waived some of the 75' setback noting that no road can be built through the buffer.

### **NBD Solar Maine**

Reviewed the packet received from Hoyle, Tanner & Associates, Inc. dated March 2, 2021.

- NBD solar is in the process of buying the abutting property to acquire the 300' road frontage required.
- The Board discussed contacting the Cemetery Commission to see if they know about it and if there is anything, we need to be aware of.
- The Board discussed contacting Robert Stratton at Maine Dept of Inland Fisheries & Wildlife to request a field study to be done at this location as there are blue heron nesting areas and deer yards and any other wildlife migration routes.
- Reviewed an email received from our town's attorney regarding the definition of manufacturing we received in regards to this project as well as the letter received from Kristin Collins at Preti Flaherty.
- Jesse would like to hear from Doug Stewart opinion on the cemetery plot and the wildlife and John made a motion to allow Mr. Stewart into the discussion. Jessie Seconded – all in favor – motion passed. Doug Stewart expressed his understanding from Craig Vosmus many years ago that the Ficketts went to the town to get a permit to create the cemetery, the town denied the permit, and the Ficketts created the plot anyway. Mr. Stewart believes there is only one person buried there. Mr. Stewart also agreed that it would be a good idea to reach out to Mr. Stratton at Maine Department of Inland Fisheries & Wildlife.

### **Estabrooks**

Jesse gave a review of the project to the planning board as he was present for the pre-app meeting.

- DEP has said that anything that happens there has to be encapsulated.
- Raised growing beds inside the greenhouse – no contact with the soil.
- Starter plants to support the retail business.

- No retail sales from this location.
- Irrigation pond to supply the greenhouses with water.
- Buffers such as evergreen trees to be planted for buffer between Estabrooks and the neighbors as well as discussion on the property line setbacks.
- Questions were raised concerning:
  - What will the lighting be at night – any sky glow
  - Hours of operation
  - Two way road, gravel or paved
  - Type of gate entrance
  - Type of fence going around the property
  - Possible dry hydrant in the pond for fire suppression in the area
  - Site sign dimensions
  - Well and septic systems to be shown on the plan
  - What is the gravel storage/growing area to be used for
  - Purpose of the concrete pad for fueling
  - Traffic coming in and out of the facility

Meeting adjourned at 8:31 pm by John Bowdren

Respectively submitted,

*Christine Watson*

Christine Watson  
Planning Board Secretary  
April 21, 2021 Approved