

Approved

**Town of Pownal  
Planning Board **Workshop** Minutes  
Wednesday April 14, 2021**

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

**Absent:** Alternates: Marika Clark and Matt Altieri

**Guests:** Select Board Member Heidi Curry and Andy O'Brien, Susan Peters, Andrea Wappler, John Schwanda and SM Leary, Kate Sansom, Doug Stewart, CEO: Alan Hill

**Call to Order at 6:06pm by Chair Matt St Cyr**

**Discussion: NBD Solar Maine**

- John B. e-mailed the Maine Inland fishery and wildlife regarding habitat maps and overlays to make sure that everything was up to date due to deer yards and blue herrings are in the area. Reply from MIFW, John Perry is the environmental review coordinator. He looked over the maps and overlays again and said that everything on the site is up to date.
- Site walk was on April 6<sup>th</sup>:
- Field of panels that are closest to the road are very close to the Stewart's backyard. Suggestion to add a berm with trees to connect the currently two mounds of trees to obscure the view of panels from the Stewart's backyard. Possibility of wetlands in the between the two mounds. Applicant agreed to doing this. DEP will be involved if the berm goes in.
- Large piece of woods will be taken down to accommodate the panels. We are taking away the vegetation that helps reduces greenhouse gases if the trees are cut down. Whole idea behind solar is to reduce the carbon footprint. Will the consultants able to help us with this? Matt St Cyr will contact them and will have an answer for our next meeting.
- Fair amount of exposed ledge throughout the open field – The screws need to be in six feet. Installation of the screws will be loud, Time cutoffs to be adhered to, and we should have an understanding on what that time line is. Christian stated it would be 5 days.
- Terry DeWan and Steve Thompson met with Doug Stewart to take photographs from Doug's Stewart property, other areas Doug designated, from Fickett Road and from Allen Road.
- Waiting for escrow funds from NBD Solar to be delivered to town hall before DeWan Associates continues on with the 3D modeling. Christine will ask Melissa at town hall to see if the \$10,000 has been received.
- The 3D modeling will be the next major step that the planning board will be waiting for to review. Modeling will include with foliage and without foliage and with the panels.
- Other observations in other solar array farms: Oxford solar array farm: Five to Six utilities poles between the road and the solar array farm with a lot of wires hanging off of them. Shawn Tobey stated that these could be mounted on the ground and Christian Loranger concurred.
- Doug Stewart visited an NBD solar site in Bedford MA and took some pictures of the site that we should be aware of.
- NBD Solar claims the vegetation will grow back up the same as it was, but if gets trampled on with construction traffic will they re-seed. Can we have them re-seed with some kind of beneficial local vegetation after the panels are there and after the decommissioning of the panels.

John took over the meeting for the next discussion:

## Discussion: William Allen Farm – K& T Enterprises –

- John wanted to get a sense from the board that we agree that the change of use for the barn to a principal use is ok. Currently the house is the principal use and the barn is the home occupation. Barn (event center) would become the principal use and the rental of the two units in the house would become the accessory. John thinks that the change of use to the event center being the principal use is ok, because there has been a history of the past 5 years as a rental. Primary use is the barn and secondary use is the farmhouse. Balance between the use of the farmhouse and the use of barn to be sure that the use of the farmhouse does not trump the use of the barn. The accessory use can't supersede the principal use, it has to be subordinate. In other words, the barn (event center) as the principal use, farmhouse as the accessory to the event. Short term rental to rent off season. The off-season days can't exceed the farmhouse rental with the event.
- Does the board agree that the change of use for two units of short-term housing rentals as an accessory use for the farmhouse/garage is ok as defined by Article 2 definitions business and professional use? John read the definition to the board. His thoughts it does not meet that standard, would set a precedent and the proposed accessory use is lodging, which is not in the definition of business and professional use. Carriage and farmhouse as an accessory use as short term housing is not in the definition. John's point view is that the use accessory dwellings for short term rentals (he is including the event rentals), its lodging not what is listed in the definition of business/professional listed.
- Lodging and rentals does not qualify as an accessory use under the definition of the business/professional use. John will ask for a vote at the regular meeting whether the board thinks that the accessory use as defined by business/professional use applicable in this case. If the board yes – we move on to the application, If the board says no – the basis of the application is inappropriate.
- 75' Buffer - the barn and deck are grandfathered in they were there based on the correspondence with town attorney. The natural buffer is something that will have to be maintained going forward and that would be completely around the sides and around the property for 75'. A note will be required on the plan that mentions Article 3 Section 7C special exceptions 8D – Natural buffer.
- 5,000 square foot – each use, principal and accessory would be entitled to 5000 sq feet each. They are not combined.
- The scale on the sketch plan is 1" equal to 50 – vote to waive this requirement for the 1" equal to 100 ft.
- Building plans – how is the house divided if allowing accessory, where are the short-term housing rentals on the plan, how they are laid out. Perhaps an additional plan sheet (article 4 D1C). Layout of the first and second floors of the farmhouse for the existing and proposed.
- Article 4 E Utilities –An updated septic for the farmhouse will be required and the old daycare septic for use for the barn is acceptable but will need confirmation it is good working order.
- Landscape – Kate indicates that she does plan to do some planting between their property and the abutters out back. A sense of what that is going to be should be included in the plan.
- Light in the parking out back is by the shed on a tall pole.
- ROW on the plan – error and will be removed.
- Noise – The use of the decimal reader for the event until the new owners get a sense of what is too loud. Heidi stated that it was the end of the evening when guest are leaving that is more challenging regarding the noise.
- Reviewed the plan of action letter that Kate wrote to the board.
- John suggested with the off-season rentals that we come up with a formula the applicant can rent the place.

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**Discussion: Chipman –**

- We have not signed a plan. We did give them a notice of decision based on the decisions we made at our previous meeting. John Schwanda did not supply us with a plan to sign because we weren't positive what we were going to do with regard to the unbuildable status of the new lots.
- The chipman boys will need to come up with a different plan and come back to the planning board.
- We received a letter from Amy the personal representative of Matthew Chipman Sr estate. They are trying to refinance Matt Chipman Sr house and the bank need some clarification. It appears they did an addition to the house and then split it into a two unit and the 2<sup>nd</sup> floor became the third unit. They are trying re-finance as a three unit. They do not have enough acreage for a multi-family with the existing plans. Matt St Cyr will write a letter to Amy indicating this and informing her the rest falls under the fire chief and the code enforcement officer.

**Discussion: Edward Allen – Amended Subdivision**

Edward Allen would like to split off a single lot in a subdivision that has already been created. Reviewed the plan as presented. Will be on the April agenda as a discussion.

Meeting adjourned at 8:12 pm by John Bowdren 2<sup>nd</sup> by Matt St Cyr -

Respectively submitted,

*Christine Watson*

Christine Watson  
Planning Board Secretary  
5-19-2021 Approved