

Town of Pownal
Planning Board Minutes
Wednesday, January 20, 2021
6:00 PM Zoom Remote Meeting

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

Guests: Donna Church, Matt Chipman, Samuel Chipman, John Schwanda, Catrina Raymond, Doug Stewart, Steve Lizotte, Nancy Matteson, Susan Peters, Donna Church, Justin Murphy, Christian Loranger of NBD Solar, Tom Hall-Chair Ordinance Review Committee, Shawn Tobey and Kimberly Peace of Hoyle, Tanner & Associates, Inc., Shawn ?, Select Board Members: Heidi Curry, Andrew O'Brien, Jon Morris, CEO: Alan Hill,

1. Call to Order at 6:04 PM by the Chair Matt St Cyr

2. Secretary's Report:

- a) Workshop Meeting Minutes of December 1,2020 – on a motion by John Bowdren to accept minutes as amended, seconded by Gabe DiGristina; Discussion: none, Vote: Yes-5, No-0, Minutes Approved.
- b) Workshop Meeting Minutes of December 15,2020 – on a motion by Matt St Cyr to accept minutes as amended, seconded by John Bowdren; Discussion- None; Vote: Yes-5, No-0, Minutes Approved.
- c) Regular Meeting Minutes of December 16,2020 - on a motion by John Bowdren to accept minutes as corrected, seconded by Jesse Peters; Discussion – None; Vote: Yes-5, No-0, Minutes Approved.

3. Old Business: None

4. New Business:

Matt St Cyr – chair, moved the ordinance review committee to the first item on the agenda for new business.

a) Ordinance Review Committee:

Tom Hall, Chair of the Ordinance Review Committee, informed the Planning Board that they would have architectural and the rural character ordinances drafts within four to six weeks for the board to review.

b) Chipman Subdivision:

John Schwanda presented an overview of the third amended Chipman subdivision. Discussion regarding the .30 acre becoming part of lot 24.3 The .30-acre parcel can be joined with Lot 24.3 as state statues allows property on both sides of the road. Tony further explained the little parcel that the barn sits on does not conform to minimum lot size but it doesn't matter under the state statue because it is going in with rest of the lot 24.3 on the other side of Inaugural Drive. The barn is not setback from the sideline. Sam and Matt Chipman indicated that the barn was moved back over 37 feet from the side line seven years ago. As it is drawn on the plan now, part of the barn is still on the side of the right of way. John Schwanda offered to doubled check the measurements. Questions were raised from Matt and Sam Chipman regarding what condition of approval means and the process after they have met the conditional approval to have the unbuildable stamp removed. Matt St Cyr explained the process and that the whole subdivision would be deemed unbuildable until all conditions are met. Matt will ask Town Attorney for clarification if the Chipman's need to come back to the board or to the CEO. Lot 24.1 frontage a note on the plan that the driveway will need to come

off Inaugural Drive. Lot 24.2 frontage was discussed and ok as long as L5 and L3 are not used. Matt St Cyr stated it was a bit of a stretch of the imagination to use L1 but as John Schwanda pointed out, if it was a cul-de-sac we would count the from the center of the road and you would get your frontage from there. Lot 24 acreage was decreased to 2.34 acres and increased acreage to lot 24.2. Proposal to create a 60-foot strip along Randall in case down the road Matt Chipman would like to split 24-2. Gabe proceeded to go over the checklist. John B. referenced the October 25, 2005 minutes regarding the road agreement and a discussion followed. Heidi offered to share a copy of her road maintenance agreement with Matt and Sam to review. Christine stated per the October 25, 2005 minutes, Inaugural drive would need to be paved 25' depth, 20' wide at the entrance when more than one lot is developed.

The following shall be on the plan as notes: 24.1 Lot - Driveway needs to come off Inaugural Drive and Inaugural Drive to be paved 25 feet from the intersection of Route 9 per the October 25, 2005 approved plan.

Gabe made a motion to approve the third amended Chipman subdivision based on two conditions of approval. One - The barn is offset from the set back on Inaugural Drive and meets all setback requirements. Second - A road maintenance agreement is drafted for the Chipman Subdivision and filed in the Cumberland County registry of deeds. Discussion - Lots are unbuildable until the conditions are met. John B. stated to add the third amended Chipman. Vote: yes -5, no - 0, Approved with conditions.

c) NBD Solar Maine LLC:

Matt St Cyr provided a quick introduction of the NDB Solar Maine. Christian Loranger of NBD Solar Maine gave an overview which included the acreage, description of the ground mounted system and how the solar panels are mounted on each table and how many are in each table. The tables are in a fixed position towards the south. The wires that connect each panel will run down a racking system in a trough and run down to the end of series of tables and be combined. From there wires will go underground about 28 -30" in various sized conduits. These conduits run to 3 separate pads approximately (12x20) on the property where they are combined and run through an inverter to change the power from dc into ac. They are then stepped up to a transformer and the power is sent to the grid. Transformer sizes are roughly the same size you would see at the large supermarket. They will surround the entire array area with a 7' ft high fence. They leave fence slightly off the ground roughly 8". This allows animals and other creatures to come and go under the fence. Under the panels and between the rows grass will grow. They do not use pesticides or herbicides and don't clean the panels. They mow twice a year. The goal during construction is not to disturb the land as little as possible. The system rolls with the contours of the land. The project will take approximately 4 months to build. They will check on the project about every two weeks throughout the year. Everything is remote monitored, the temperature, wind, strength of the sun. The project can be cut off from the street in case of a fire. NBD Solar will train with fire department so that they are familiar with the system and how to cut the power. There is recloser at the street that can be shut off which disconnects all power from the system to the street, kills all power to the facility. NBD is currently in the que at CMP for their interconnection study. It's not complete yet but expect to have it in the next couple of months. Shawn of Hoyle, Tanner gave a summary regarding their dialogue with DEP. There will have a tier 3 wetland permit because of the impact. Direct wetland fill will be little over 4,000 sq ft. Indirect impacts; there are wetlands in the field and the panels will be shading them. The goal is to allow the wetlands to revegetate, remain wetlands underneath the panels and not disturb them. NBD will have a Maine DEP permit by rule for the stream crossing in the center of the site to get access to the back. Currently a gravel road runs right through the center of the brook. A 14' clear span box

culvert to provide a big oversized opening to allow water to pass and not to increase the base flood elevation more than a foot per the towns flood plain ordinance. Will have a Maine DEP permit by rule for stormwater. Regarding the site design, all the panels are treated as structures pulled back within the required building setbacks. Plan was updated to add spruce trees in areas where screening would be required to help shield the project from the abutters from the street.

There is only a 117' road frontage. Their intent is to minimize clearing just enough to get an access road through and a telephone pole back to the street. The lot is non-conforming as lot with the amount of road frontage that it has. Matt St Cyr read the Road Commissioner and the Fire Chief's concerns and comments regarding the project which included road construction, road frontage, access for fire trucks, and emergency vehicles. Discussion of other options to access the lot was discussed. One option was to obtain access off the easement from CMP. Then the private road would have to begin at the end of the easement. John B. stated the total length of our road ordinance calls for a maximum of 600' of road with minor adjustments and could turn into driveway after that. Matt St. Cyr stated through the site plan review they would have to design the road so that it satisfied the Road Commissioner and Fire Chief. The entrance to the property will be from the CMP easement only. Matt St. Cyr informed applicants that we will be following the site plan review process. This process gives the town jurisdiction to hire consultants to help us through the process. We have decided to do that and engaged with and haven chosen a couple of consultants: FB Environmental and Dewan Associates.

Matt asked for a up to date letter from whoever owns the deeded right of way if it is CMP or Maine Natural Gas in very plain terms, we are understanding NBD Solar maybe using, will be using, could be using our right of way as primary means of egress onto the property. Shawn Tobey confirmed they could get this. Christine asked what the life of the panels and disposal of the panels. Response was 20-25 years and they sign a contract to sell power for 25 years. The racking is good for 45-50 so that the panels could be repowered very easily. There are a lot recyclables within the panels and when time comes, they would be sent to a recycle facility. John B. asked about the noise from the transformers, inverters. Christian responded that transformers make almost no sound what so ever. They are at distribution level not at a transmission level. Size of the transformers are approximately 6.5' – 7' wide, 7'-8' front to back, 5 1/2' height, no battery storage.

The public was given the opportunity to ask questions. Catrina Raymond asked what other parcels have been explored for solar fields and why this parcel was chosen, concern of property value, endanger bats other species, horses have sensitive hearing, wetlands, buffers of plants. Christian answered these questions in the order asked. Parcel - what is available on the sub-station, they go by the size of the parcel, cost of the parcel and can they interconnect into the subdivision. NBD would not be using any town services, no children in the schools, injecting money into the town. NBD can provide letters from various realtors to substantiate no loss of property value. NBD goes before the Maine Wildlife to obtain a permit to proceed and build the projects. No noise from the panels. Natural tree buffer and plant more if necessary, to make sure buffer is sufficient.

Meeting abruptly ended at 9:30pm due to technical difficulties. The planning board was unable to discuss remaining agenda items.

Respectively submitted,

Christine Watson

Christine Watson, Secretary

2-17-21 Approved