

PLANNING BOARD MEETING MINUTES
PUBLIC HEARING/MEETING of the PLANNING BOARD
TOWN of DAMARISCOTTA December 6, 2021 6:00 P.M.

MEMBERS: Jonathan Eaton, Chairperson; Jenny Begin, Neil Genthner, Wilder Hunt
ALTERNATES: Gary Rosenthal, and Dan Jackson
ABSENTEES: Wilder Hunt
STAFF PRESENT: Robert Faunce, Interim Town Planner; Lynda Letteney, Recording Secretary
Geoff Keochakian, LCTV
PUBLIC PRESENT: Steve Harding; Michelle Phelps; Dan Phelps, Architects; John Roberts

II. CALL TO ORDER

The meeti

Meeting was called to order at 6:00 p.m. by **Chairperson Eaton**

III. MINUTES

On motion to approve

the Planning Board minutes of November 8, 2021 Vote: 5-0-0

On motion to approve the minutes of the site visit to 137 Cottage Pt. Road Vote: 5-0-0

IV. BUSINESS MEETING

1 . Damariscotta Solar 1 – Final Review

Bob Faunce began the meeting summarizing the last meeting. First question was “What would go to recycling at transfer station?” Response was nothing.”
There will be as much recycling as possible; anything else will probably be too big for the transfer station. What does the bond have to be? The bond has to be able to cover the clean- up of such a removal; and, must be 2.5% of the initial cost or 20%, the largest of the two (1.5% plus estimated cost of demolition.) The third issue was fire training and the Chief has signed off on the current agreement. **Jonathan Eaton** said it appears the solutions are adequate. **Jenny Begin** asked about recycling and if it was in the contract? **Bob Faunce** said neither party wanted to be tied to something 15-20 years from now because of this contract. The panels are concrete; there are no precious metals or other concerns.

On motion (Genthner/Begin) to approve Dan Day as full voting member (Hunt absent) Vote: 4-0-0

On motion (Begun/Genthner) to accept the site plan review and conditional findings as complete, for Damariscotta 1 Solar. Vote: 5-0-

0
“Thank you’s” all around for
the time and effort put forth for this project.

NEW BUSINESS:

Water St, - Expansion of Residential Structure in the Shoreland Zone **Michelle Phelps and Dan Phelps** from Phelps Architects represented the owner. **Jonathan Eaton** asked whether the grandfather was with the structure itself. **Dan Day** asked if the code officer had been there yet. Response was Stan knew about it and was okay with it. Dan asked about “high water?” Response was that Gorsky et. al, did the survey. **Bob Faunce** suggested asking the code enforcement officer to come on the visit with them. Jenny commented that the infrastructure in that area is sketchy. She questions the ability of the service lines. There is old clay all the way t

c system on site. Much work needs to be done. Jonathan Eaton reinforced Jenny’s comments say it was an antiquated area. Final plans at next meeting.

2. 276 Main Street – Information Center

Dan Phelps representing the

Historical Society said he was here to update the Board prior to their presentation in January. Their form application is due in January. Jenny Begin asked how far was the intersection is the front entrance. **John Roberts** replied that he needs final figures, including clarification on distance from the intersection lights. The further the distance from the lights the better. He will send updated numbers to the Board when he gets them. Currently they are working with Civil Engineering for a plan. There is currently a MOU (memorandum of understanding) in place for ownership; the state conveys to the Town, **Robert Faunce** said we are awaiting signature of Gov. Mills. **John** indicated there must be verification of intent to sell and the Governor’s deed. The Board of Selectmen have the Governor’s deed. Should be able to approve by January 3rd.

. OTHER

. Questions from the Public - None

2. Housekeeping - None

3. 3. Planner’s Report- None

D. Adjournment

On motion (Genthner/Eaton) to adjourn the meeting at (6:15) p.m.

Respectfully submitted,

Lynda Letteney

Recording Secretary

Minutes of the Planning Board (December 6, 2021) cont'd:

We the undersigned approve the minutes for the Planning Board Meeting of December 6, 2021.

Chairperson

Jonathan Eaton,

Jenny Begin

Neil Genthner

Wilder Hunt

Ann Jackson

Daniel Day (alternate)

Gary Rosenthal (alternate)

Minutes for (December 6, 2021) signed this date _____

