

**MINUTES
PLANNING BOARD
TOWN OF DAMARISCOTTA
NOVEMBER 9, 2020 6:00 P.M.**

MEMBERS: Jonathan Eaton, Chairperson; Jenny Begin, Neil Genthner, Wilder Hunt and Ann Jackson

ALTERNATES: Dan Day and Elizabeth Printy

ABSENTEES: Elizabeth Printy

STAFF PRESENT: Robert Faunce , Interim Town Planner; Lynda Letteney, Recording Secretary

PUBLIC PRESENT: Alison, Revision Energy; Evan Houk, Lincoln County News

The meeting was called to order at 6:00 p.m. by Chairperson Eaton and began with The Pledge of Allegiance at 6:00 p.m.

Wilder Hunt had a question for Bob Faunce. Why did you recommend waivers when the Board has been trying to reduce the number of waivers? Regarding Morning Dew Farm, should 3-4 be “not applicable” instead of a waiver. **Jenny Begin** preferred the use of “not applicable” instead of waiver. Neil Genthner pointed out” not applicable” is not tan option as a choice; “satisfies the criteria: would be the better choice.

On motion (Hunt/Genthner) to have Dan Day sit in for Jenny Begin **Vote: 4-0-0**
Jenny Begin arrived right after vote.

On motion (Hunt/Genthner) to have Jenny Begin replace alternate Dan Day **Vote: 5-0-0**

A. OLD BUSINESS: None

B. NEW BUSINESS:

- 1. 11 Fir Tree Lane – Shoreland Zoning Permit – Preliminary Review and Scheduling of Site Visit – No one present representing the petitioner**
- 2. 40 Field Road – Site Plan Review- CRLT Solar array – SPR Pre-App Review and Scheduling of Site Visit**

Alison from Revision Energy presented for Coastal Rivers Conservancy. She said the plan was to erect 640 panels at 40 Field Road. These would be ground mounted: 8 separate rows of 80 panels with 4 separate accounts; and, 2 electric vehicle charging stations. There is already a CMP pole there; then a 100 foot trench to the array. It would be just over 200 feet from the river. There is an interconnection with CMP. They have done a site walk with Stan Waltz. There is a question as to whether they need a 100 foot or a 250 foot setback. There are residential abutters by the river who need to be advised of the plan. There is a slope to the river which needs an analysis of storm water. The site plan is okay with Maine DEP. There is a concern about channelization (water erosion). They will need to demonstrate absorption of ground water.

Jenny Begin asked if the area was under agriculture conservation easement. **Alison** was not sure, but she will check. **Wilder Hunt** asked how long such an array lasts. Response: about 40 years. **Wilder Hunt** asked, "Then what?" **Alison** said at that point they would upgrade or decommission the array. The technology has not been around long enough to know the maximum use. **Wilder** asked. "What happens when it wears out?" **Alison** stated that the design is in modules that can be replaced. They are very conscientious about waste as solar use increases. **Bob Faunce** stated that for residential use the set back is 100 feet. **Jonathan Eaton** suggested a site visit for Thursday at 4 p.m. at the farm; park at the barn. **Chairperson Eaton** commented that it is a pretty piece of real estate. He wondered if the solar array would create an eyesore. Also, he wondered if there was any historical significance to the property. **Bob Faunce** responded that it is a land trust with one residential abutter who needs to be notified about the proposed plan. **Jenny** commented that it is a HUGE array. **Alison** said it will service 4 areas: barn, ice cream shop, Round Top farm, and 110 Belvedere Rd. Approximately 311,000 kw annually. Revision is just installing. When asked about putting this on the roofs, she responded there was not enough room. Haying can still take place around the perimeter. Grass growth underneath the array is done separately. It is not in the natural amphitheater on the property.

Bob Faunce said that #1 (11 Fir Tree Lane) did not show. It is located off Hemlock Rd. close to the water; next to last camp on the left. It is on posts; whether it stays on posts is part of the discussion needed. **Bob** will talk with Stan, but **Bob** thought they were going to keep the structure which needs a roof. **Wilder Hunt** said that if they are going to tear it down, the Board can make a setback. **Jonathan Eaton** said the lot has 20 acres but a small shore frontage. **Wilder Hunt** asked if they can require a 100' mark if the floor area stays the same.

Bob Faunce updated the Board on:

- 1) the hospital submitting a plan for the parking lot; the hospital is good with getting along with its neighbors.
- 2) Church Street sidewalk with the bike/pedestrian plan. From cemetery to Rt. 1B, Castner Brook culvert is an impediment. The Town has a grant for preliminary work. Then they plan to use that money as seed money to apply for a \$400-\$500K grant. Money for an engineering study (up to \$75K) is available from a local citizen.
- 3) Parking lot fencing, sewer covers and core samples are all slated for completion.

Jenny Begin said that LUAC was looking for a new project. Maybe the solar project could explore accessory uses/structures. They did the municipal utilities. **Bob** said the land trust can do it. The property owner can't; they would need an ordinance to do it. A call from the developer indicated that he wants to do a solar array, but can't do it right now as there isn't an ordinance that covers it. The problem with solar arrays and non-profits is that it is non-taxable acreage. **Jonathan Eaton** said that it does make money however.

C. OTHER

1. Questions from the Public
2. Housekeeping
3. Planner's Report- none

D. Adjournment

On motion (Hunt/Genthner) to adjourn the meeting at 6:40 p.m.

Vote: 5-0-0

Respectfully submitted,

Lynda Letteney
Recording Secretary

Minutes of the November 9, 2020 meeting of the Planning Board

Jonathan Eaton, Chairperson

Jenny Begin

Neil Genthner

Wilder Hunt

Ann Jackson

Daniel Day (alternate)

Absent

Elisabeth Printy (alternate)

Minutes of November 9, 2020, Signed on _____