

**PLANNING BOARD MEETING MINUTES**  
**PUBLIC HEARING/MEETING of the PLANNING BOARD**  
**TOWN of DAMARISCOTTA**  
**October 4, 2021 6:00 P.M.**

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

**ALTERNATES:** Gary Rosenthal, and Dan Day

**ABSENTEES:** Dan Day

**STAFF PRESENT:** Robert Faunce, Interim Town Planner; Lynda Letteney, Recording Secretary via Zoom; Larry Sidelinger, LCTV

**PUBLIC PRESENT:** Brooks Sharp, Adolph Galanski, Steve Harding, Bob Agnew, Elizabeth Cuffe, James Cuffe, David Wase, Susan Wase

## **II. CALL TO ORDER**

The meeting was called to order at 6:00 p.m. by **Chairperson Eaton**, at which time the Pledge of Allegiance was recited.

## **III. MINUTES**

**On motion (Genthner/Hunt) to approve the minutes of 9/4/21 as presented** **Vote: 5-0-0**

**On motion (Genthner/White) to approve the minutes of the 9/13/21 Site Visit.** **Vote: 5-0-0**

## **IV. BUSINESS MEETING**

### **A. OLD BUSINESS**

#### **1. Lincoln Health Public Hearing: Regarding the Van Winkle Building and MRI Building**

**Brook Sharp** spoke first as a resident of a home adjacent to the new parking area. Peter Beigel and Pat Parson from Lincoln Health were present to answer questions. They confirm 70 parking spaces and that the building would house respiratory care, speech therapy, a gymnasium for physical therapy, And would not extend past Powell Lane. **Elizabeth Cuffe** also asked about respiratory therapy. **James Cuffe** asked about exterior dimensions. Response: 30' wide and 87' long. They will utilize the same check in area; employee entrance will be on the lower level. **Ms. Sharpe** asked about the foundation. Response was 25' concrete. As far as disturbance, they will start in November. **Mr. Cuffe** responded "Stick to the rules of engagement," saying they (Lincoln Health & Planning Board) were "a piece of work!" **Jonathan Eaton** asked him what was objectionable in "this piece of work." **James** responded, "No abutters were notified by mail. If you plan to break ground in November, who was notified?" **Ms. Sharp** chimed in saying that they were beginning a new project not having completed the first one. When asked what wasn't done, she replied, "buffer trees between parking lot and her property are not done; shrubs not in; the lights haven't been addressed, still shining in her back bedroom; it looks like a landing strip and they are on all night long. She would like to see these items taken care of before another project is started.

**Peter Parsons** replied lights were not an issue and shrubbery will be planted when seasonally appropriate. "What would you like me to do? **Jonathan Eaton** said that as a Planning Board, they are not Code Enforcement. She need to contact the enforcement Officer if things aren't done right or aren't up to code. **Ms. Sharp** cited Compatible Use codes and feels she should have a fence, since it is residential housing. **Bob Faunce** said she should review the site plan with stipulations. **Mr. Cuffe** asked

if additional lighting was planned. Response: Ballard lighting only. Mrs. Cuffe was concerned about construction vehicles and wanted assurances that they would be coming through the hospital area only. She was also concerned about foot traffic increasing two+ times as it was when it was a wellness clinic. Almost 40-50 people an hour. **Mr. Cuffe** said he understood the process: “Be a good neighbor.” Where is the 1:1 with abutters?” “It smells to me” **Peter Parsons** said he sent letters to all abutters 3 weeks ago. The hospital is trying to expand services. The letter invited abutters to call him with questions, or by any means, talk to me. **Mr. Cuffe** said he heard a lack of sincerity. **Mrs. Cuffe** said they weren’t exactly abutters, but close enough to hear the construction. She felt the Board was “flipping us off.” **Bob Faunce** interjected that he felt they were attacking the Board and that doesn’t help anything. **Mr. Cuffe** said it was an example of the “big dog attacking/insulting the little dog.” **Mrs. Cuffe** said that they were just getting back to normal; what does this involve. **Peter Beigel** said they were not anticipating ledge, so they’ll be excavating the foundation; not huge in scope, so they anticipate not long. He could remember the construction period. **Pete Parsons** said approximately 9 months with excavation 2-3 months. The anticipated cancer units may take longer. A person identifying as a resident of 31 Powell Lane asked how close the construction will come to him. “I am at the end of the Lane so I don’t anticipate much effect on me.” **Jonathan Eaton** asked if there were any more questions, **Jenny Begin** asked again for the timeline of construction and the hospital personnel reiterated 9 months. **Chairperson Eaton** closed the public session at 6:32 p.m.

The application to the Sanitary District has been approved. Site Plan review and Performance Standards have been verified. Sign has to agree with Town Ordinances. **Neil Genthner** asked if the fire department had seen this; **Jonathan** said they had approved it. 10% of the campus is still available to be built on. Neil Genthner recused himself from the vote.

**On motion to approve Lincoln Health expansion plan.  
(Genthner abstaining)**

**Vote: 4-0-1**

## **2. Damariscotta 1 Solar – Site Plan Review, Application Review, and Scheduling of Follow-Up Site Visit and Public Hearing - Steve Harding, Melinda Costello, and Rachel Char**

Since the last meeting, the tax map was shown to be inaccurate. There is a small wetland around the culvert, with vernal pools of 1250 ft. making it so they will ask the Army Corps of Engineers for help. It is 1200 ft. on visual. There is a meeting Wednesday on this. **Wilder Hunt** asked about the non-access impression. He was pessimistic they would get approval where it is non-access. DOT process is allowing traffic during the construction phase, but no traffic once it is complete. **Neil Genthner** felt they would need a letter from DOT before approval. There will be an 18’ access road. **Jonathan Eaton** asked if they planned to eliminate the buffer. **Robert Faunce** said a buffer is needed before construction. The slope is a problem; the “bump out” needs to go. **Rachel Char** said they were moving toward going into the vernal pool area. The Nobleboro side has vernal pools; to the west is wet lands. **Robert Faunce** said there was no way the Board would approve changes after start of construction. **Jonathan Eaton** said they needed decent plans with markers than can be measured. **Robert Faunce** said these plans have to be adjusted so the line of work lines up with Nobleboro. **Rachel Char** said would impact capacity. She will have to get back to the owner. **Bob** said it was ID’d as a corner. **Neil Genthner** asked what wattage drop was. **Rachel** couldn’t answer that. **Jenny Begin** asked about clear cut and chipping. Will there be textile over the entire area? **Steve Harding** said the textile is needed after construction. **Rachel Char** said erosion control the berm with chips. (Detail #11) sheet 100-erosion control. This shows parallel to

ground/slope with erosion control during construction. After construction it will be hydro seeded with a reseeded mix. There will be geotextile underground access. **Jenny Begin** said she was having a hard time visualizing topography. What is highest point of site? 150' to the north; roadway 110'-108' with 40' differential. **Wilder Hunt** asked about grinding stumps and the rest from trees to reseed? **Steve Harding** said that was a good remedy. **Jonathan Eaton** said they still needed actual measurements. **Jenny Begin** asked about a 75' setback in Nobleboro and a 50' one in Damariscotta. According to DEP, 25% can be imparted as buffer; just stay out of footprint of vernal pools. **Steve Harding** said they would meet with power engineers first and map out vernal pools. With no pavement or buildings, it really has benign impact. **Jenny** asked about storm water drainage, **Steve** replied out of 44 acres only 18 acres are paneled. They will get storm water permit from DEP.

**Bob Faunce** listed the open issues. 1.) Schedule a public hearing 2.) Diminish site plan; moving 2 panels 3.) Need DOT visit **Jenny** asked if we could continue before permit. **Bob Faunce** stated he was offended by the "steamroller" comment made earlier. **Wilder Hunt** said he would like to add a 4<sup>th</sup> issue. What is the impact on the transfer station; what is the dismantling plan and he would like a cut sheet with list of materials. **Melinda** said they would use general cut sheets. **Wilder** was concerned with decommissioning estimates-where does trash go; restoration of site? **Bob** said after approval and before building those issues must be addressed, they may subcontract the decommissioning. **Melinda** said salvage value had to be considered. **Robert Faunce** said that recycled material vs. waste needed to be sorted out. What was the waste material; what is the estimate of what was generated? A survey or site visit might be needed for this.

**Melinda** asked if just abutters or anyone else needed a letter of notice. **Robert Faunce** said a newspaper notice is needed. Robert Faunce will check to see if notice can be on computer website or any other places. **Jenny Begin** asked "How high the fence would be?" **Neil Genthner** said "7' enough to keep deer and people out."

**B. NEW BUSINESS: None**

## **C. OTHER**

1. **Questions from the Public - None**

2. **Housekeeping - None**

3. **Planner's Report- None**

## **D. Adjournment**

**On motion (Genthner/Hunt) to adjourn the meeting at 7:40 p.m.**

**Vote: 5-0-0**

Respectfully submitted,

Lynda Letteney  
Recording Secretary

**We the undersigned approve the minutes for the Planning Board Meeting of October 4, 2021.**

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**Jonathan Eaton, Chairperson**

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**Jenny Begin**

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**Neil Genthner**

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**Wilder Hunt**

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**Ann Jackson**

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**Daniel Day (alternate)**

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**Gary Rosenthal (alternate)**

**Minutes for October 4, 2021 signed:** \_\_\_\_\_  
**Date**

