

**PLANNING BOARD MEETING MINUTES
PUBLIC HEARING/MEETING of the PLANNING BOARD
TOWN of DAMARISCOTTA
September 13, 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: Melinda Cassella, Civil Engineer with Weston; Patrick Parsons, Lincoln Health; Peter Biegel, Lincoln Health; Rachel Clar, and **Rob Gronkowsky**, with Weston & Sampson

II. CALL TO ORDER

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

III. MINUTES

On motion (Hunt/Jackson) to approve the minutes of August 2, 2021 them.

Vote: 5-0-0

On motion (Hunt/Jackson) to approve the minutes of the site visit August 10, 2021 to Lincoln Health MRI space and the Van Winkle Building.

Vote: 4-0-1

(Genthner abstaining)

On motion to recuse Neil Genthner from this portion of the meeting and have alternate Gary Rosenthal take his place.

Vote: 4-0-1

Genthner abstaining.

IV. BUSINESS MEETING

A. OLD BUSINESS

1. Peter Biegel and Patrick Parsons from Lincoln Health

Peter Biegel began the presentation by reviewing the hospital campus with a map showing the Watson Center, Van Winkle House, the proposed MRI center (yellow), current position of MRI trailer (white) and the building where the MRI trailer is.

Van Winkle Building: Design shows 2 sides of the Van Winkle building on the water side with one story on the front and a 2nd story. Building extends out over the grassy knoll. This is a C2 Medical zone. There is a small impervious non-vegetative area of 3,900+ sq. feet. The non-vegetative coverage is 40.9% for the hospital out of a 50% allowance. Parking requires 60 spaces there will be 70 spaces. There will be new 6" water line which is an upgrade with the 6" line; there is a proposed above ground propane tank which was underground. They are replacing a gas generator with a diesel generator, with a vegetative cover for emergencies; lastly, electrical cooling units and other electrical units will be on the roof instead on ground as they are now. Gradation will be as little as possible. The roof internally drains unto existing drainage system. No permits are needed from DEP and other parties because "all construction is on previously disturbed and/or 'constructed on' ground." "We just need to let them know what we are doing." **Jenny Begin** asked about the water not being treated before going into the river. **Peter** responded that it doesn't need to be treated as it is not an asphalt roof; it is rubberized, **Jonathan Eaton** said the water is technically cleaner than if it hit the ground. There is no erosion with this plan. **Peter** said they are not changing the roof; it is actually cleaner than if it hits the ground.

Peter went on to say the hospital was asking for 3 waivers on the Van Winkle Building and 3 on the MRI building.

1. A waiver for the whole boundary survey as two sides are done; the other two are not needed
2. A waiver for letters from Maine Historical Preservation Society, the Department of Inland Fisheries and Wildlife and the National Areas Reserve.
3. A waiver of the checklist as all areas fall into the category of "previously disturbed and/or constructed on ground." They did go through the checklist and responded to all relevant questions.

Bob Faunce said he believed the application to be complete

MRI Building: The hospital representatives are asking for waivers for the same categories as they did for the Van Winkle Building. The MRI building will be at the same high water mark; building is 22'8" wide and 56'8" the same as the current MRI trailer. There is 15 sq. ft. more vegetation in the area than there is now. They will replace and repair the current walkway so all is level and accessible. Utilities are internal to the hospital. **Wilder Hunt** asked if it was a flat roof. Response was, "Yes, it is flat, but water will form a sheet flow; hence more vegetative area." **Jenny Begin** asked about any lights in the area. **Neil Genthner** said the whole hospital is lit up. **Jenny** was concerned about too much lighting near the river. **Mr. Parsons** said there would be no new lighting.

On motion (Hunt/Jackson) to accept the proposed renovations to the Van Winkle Building and the MRI site with listed waivers. Vote: 5-0-0

Bob Faunce addressed the next steps. The Board needs to find the application complete pending waivers; and post notice of a public hearing. **Jonathan Eaton** said there was no need to go through the checklist again.

On motion (Hunt/Jackson) to approve the Van Winkle Building application as completed Vote: 5-0-0

On motion (Hunt/Begin) to approve the MRI building application as complete. Vote: 5-0-0

Bob will advertise the public hearing for **October 4, 2021**, the first meeting in October. **Peter Parsons** asked if there were any questions from the Board. Hearing none, the Chairman thanked the presenters for coming in.

On motion (Hunt/Eaton) to have Neil Genthner resume his seat on the Board. Vote: 5-0-0

B. NEW BUSINESS:

1. Damariscotta Solar Array - Pre-application Review

Melinda Cassella, a civil engineer, presented for the group. She introduced Rachel Clar and **Rob Gronkowsky**, colleagues from Weston & Sampson. **Jenny Begin** said we needed to start with scheduling a site visit. Ms. Cassella proceeded to identify the parcel to be occupied as a 44 acre parcel of which 15 acres are scheduled to be developed. It is in C2 and falls in the wireless development overlay. There will be a 7' chain linked fence; currently there is an existing dirt logging road; the rest is wooded and can accommodate the 50 foot "limit of work" border. **Jonathan Eaton** asked what percentage of the project is located in Nobleboro as opposed to Damariscotta. **Ms. Cassella** replied it was a very uneven site. wetlands are at the top. She would estimate 1/3 of the land is in Nobleboro and 2/3 in Damariscotta.

Neil Genthner asked if the whole property was staked out. **Melinda Cassella** said "not the whole perimeter." **Neil** asked how far off Route #1 it was. **Ms. Cassella** said it was 150' from the property line to the solar site in Nobleboro. From the edge of the road to property line is about 280' but it varies. They have already received permits from Maine DOT along with two others. **Jenny Begin** asked about tree clearing within "the limit of work line" and the tree line. **Jenny** asked what the expected output would be. **Melinda** said they expected it to be 4.95 megawatts. **Bob Faunce** interjected that the ordinance called for 2 megawatts for a 20 panel array. He was concerned about wild life habitat in the middle of the array. Some of his concerns have been alleviated after seeing the visual buffer. **Jenny** asked if the other roads are cut yet. **Melinda** said only the existing logging road is there now.

Jenny asked about the 7' chain linked fence. **Melinda** said that would surround the array. Electrical codes require the array be surrounded. **Jenny** said 7' seemed easy for deer to jump in and asked if fencing was black. **Melinda** believes the fencing is typically galvanized and silver.

Jenny asked if the area was flat. **Melinda** responded that it is rolling topography. There is no proposed grading; Low grade seeding will be used; mowing done 1-2 times year **Jenny** commented that they were actually creating a clear cut. **Jonathan Eaton** said the meadow will remain as is.

When asked about life expectancy of the array, **Melinda** said 20 years was considered the average lifecycle. **Neil Genthner** asked "What happens to all the parts of the array after 20 years?" **Bob Faunce** said the site will be reclaimed if the materials are removed. **Jenny Begin** felt this was a state issue (where the panels go).

Bob Faunce suggested a site visit at 4 pm at the site on **Wednesday, 9/15/21. at 4 p.m.** **Chairman Fraser** thanked the panel for coming and filling the Board in on details of the project. **Jenny** asked if this was a Community solar project. **Rachel Clar** responded that it was.

2. Public Hearing on Land Use Ordinance Revisions

Bob Faunce began the discussion saying the process started on August 23, 2020. At that time they left the date open for this public hearing because of the uncertainty of Covid-19 spread and regulations. Definitions needed to be added as well as adding new uses with definitions. There is a new provision: If a use is similar to a permitted use, the Board can vote to allow the new use. **Jonathan** asked if anyone was attending the Public Hearing by Zoom. **Bob** responded that it didn't appear to be anyone attending remotely.

Jenny asked about agricultural use. Is there a downside to this? **Bob** said the ordinance has a definition. **Jenny** was thinking agriculture is everywhere, **Bob** gave an example: Suppose a new neighbor moved in next door and wanted to have a few horses. What's the limit? House/land is in a residential area. Probably no issue with one or two-what about the smell from a dozen or more? What if it were pigs instead of horses? What about chickens with roosters awake early in a.m.? That's why it is listed okay in rural zone and conditional in C2. **Jenny** would like to see it added to GR column. **Neil Genthner** said, "What are you thinking?" **Jonathan Eaton** added that it begins with a chicken or two and then expands to pigs and a manure problem" **Jenny** said to just forget it. **Bob** said the process was for the Planning Board to have a public hearing, to vote on the ordinance changes and then send it to the Board of Selectmen. **Chairman Eaton** said he saw nothing bad in the changes. He asked for any other input. Hearing none he closed the public hearing at 7:05 p.m.

On motion (Hunt/Eaton) to approve the changes to the Land Use Ordinance and send the revised document to the Board of Selectmen for review and approval. **Vote: 5-0-0**

C. OTHER

1. Questions from the Public - None

2. Housekeeping & Board Members Issue(s) -

Neil Genthner – has anyone checked on what the fire department needs. This part of the approval process. **Bob** responded that the "fillable form" was hard. He needed to find a less complicated way to fill it out.

3. Planner's Report- None

D. Adjournment

On motion (Genthner/Begin) to adjourn the meeting at 7:15 p.m.

Respectfully submitted,

Lynda Letteney
Recording Secretary

We the undersigned approve the minutes for the Planning Board Meeting of September 13, 2021, 2021.

Jonathan Eaton, Chairperson

Minutes of the Planning Board (September 13, 2021) cont'd:

Jenny Begin

Neil Genthner

Wilder Hunt

Ann Jackson

Absent
Daniel Day (alternate)

Gary Rosenthal

Minutes for September 13, 2021 signed _____
Date

