Planning Board Minutes

The Planning Board met on Tuesday, May 22, at the Chebeague Recreation Center beginning at 7:00 PM

Planning Board Members Present: Bob Earnest, Jane Frizzell, John “Chip” Corson, Kyle Koerber, Carol White
Also present: Steve Hinchman of ReVision Energy, Christopher Loder, Marjorie Stratton, Jim Butler, Gloria Brown

1. Call Meeting to Order: Chair Bob Earnest called the meeting to order at 7:00 PM.

2. Review minutes
Motion: Moved by Chip Corson and seconded by Nancy Hill to accept the minutes of the May 8, 2018 meeting.
Vote: 6 – 0

3. Review current version of ReVision Energy’s proposed municipal solar project application for completeness (site plan review)

- The Board reviewed a letter from the Bob Earnest to Steve Hinchman dated December 1, 2017 listing the items needed for completion of the application. (Criteria for minor site plan review standards: Zoning Ordinance §206.7)
- Waivers are requested.
- Site Plan Checklist item B.2: G00 features need to be labeled
- Discussion:
  o Bob asked if this is a tentative location. Pictures show panels in two different locations
  o Jim said the application should show the location within certain parameters; showing parameters within certain boundaries.
  o Steve explained that the project needs only 8,000 sq. ft. There are about 14,500 – 15,000 sq. ft. available at the site. See the box on A-04.
  o Carol asked for the date of the aerial photography.
o The Board needs a depiction showing setbacks, yards and buffers
  ▪ Location of leach field and “wetland” in relation to property boundaries and boundaries of the project
  ▪ Need to show all existing features, including culverts, drainage and sewage

o Jane asked if the closed landfill had been considered as a site for the solar array. The answer was that the landfill was not considered suitable.

o Plans need to show seal/stamp of engineer

o ReVision has asked for a waiver from the requirement for a boundary survey

o Carol requested detail about drainage, existing and post-construction.

o Is the water feature an unpermitted filled in pool?

o Board needs some sense of what the grade of the slope will be.

**Motion:** Moved by Chip Corson and seconded by Nancy Hill to grant Waiver #1 - Request to show contours on illustrations.

**Vote:** 5 – 1 (Carol White opposed)

**Motion:** Moved by Carol White and seconded by Nancy Hill to grant Waiver #2 – Boundary Survey, C2.

**Vote:** 6 – 0

Waiver #3 – Site Plan Elements, C3:

o Carol requested that the leach field be shown on plan.

o Bob requested septic and culverts be included on A04 and A05 and flow to be shown

o Steve said the array will not change the water flow.

**Consensus:** Applicant to show septic and culverts on Existing Conditions A04, A05

Waiver #4 – Proposed Development Activity:

**Consensus:** The Board granted Waiver #4 Proposed Development Activity and requested a post-construction drainage depiction.

Bob asked the Board about the “wetlands.” If we have a non-conforming site, do we make it more non-conforming? We don’t know the history.
Concern about water on the back side. Do we need to have DEP take a look at it? Jim will contact DEP.

Does the Board want to hire an outside engineer to provide a soils analysis?

**Consensus:** The Board decided they do not need an outside engineer.

Next meeting of the Board will be on Thursday, June 14th, 7 PM at the Rec Center. The public hearing of the ReVision project will be heard at the June 14th meeting.

ReVision to provide additional materials by June 7, 2018.

Kyle asked that some time be scheduled for reflection of the Comprehensive Plan vis à vis changes to the Zoning Ordinance. Bob will schedule a workshop re: Summary of Comp Plan goals, possibly Tuesday, June 19th.

4. **Other business?**

5. **Public comment?**

6. **Adjourn**

   The meeting adjourned at 8:45 PM.

Respectfully submitted,

Marjorie E. Stratton
Town Administrator