

Town of Lincolnville
Planning Board Meeting Minutes
September 14, 2022
7:00 pm

1. Call to order: The meeting of the Planning Board convened at 7:00 pm in the Selectmen's Room in the Town Office. These minutes are a summary of the Board's discussions. A video of the meeting is available at the Town Office as well as the option to view the meeting on Channel 22.

Members present: ◇ Dick Butler, Chair	Others: Frank Therio, CEO
◇ Sandy Delano	Mark Chrisos and Heather Storlazzi
◇ Bill Norfleet, alternate	from TRC Companies, Inc.
◇ Dick Vermeulen	Allen Mathieson from Coastal Land
◇ Jay Foster, alternate	Surveying, LLC.
Absent: Janis Kay	Nancy Weser, Scribe

Chair Butler opened the meeting by introductions of the Board. S. Delano made a motion that the alternates be voting members, seconded by D. Vermeulen. Motion passed by a vote of 5, 0 opposed.

1. Agenda: Subdivision- A preapplication for a proposed major subdivision.
Located: Beach Road, Map 35 Lot 4
Registry of Deeds: Book 4808 Page 285
Owner of Record: Evan Colman DBA, NorthPoint Lincolnville LLC
Reference: Article 4

Exhibits: a. Letter from Allen Mathieson, Coastal Surveying LLC.
Enclosure: Description of Subdivision and requested Waivers
b. Survey Map

Presenting: Allen Mathieson explained there are 4 physical lots but technically 5 lots are proposed for the Subdivision.

Lot #1 shown on the survey map was created in 2019 by the previous owner which makes lot #1 part of the proposed subdivision property as a whole. Proposed Lot#2 has two existing dwellings which counts as two lots and proposed Lot # 3 currently forested has undeveloped land of a 1.3 acres and Proposed Lot # 4, 45.1 acres which has deed restriction covenants will need a site walk.

The Board questioned if test pits have been marked on the map and property, driveways and access ways, sloping grade, Phosphorous and Resource Protection on lots 3 and 4. Board determined a site walk will need to be scheduled. J. Foster made a motion that the Site walk must establish criteria on three item: Conservation, watershed and 10 foot Intervals with acceptable grade on the topo. seconded by S. Delano. Motion passed by a vote of 5, 0 opposed.

Agenda: 2. Commercial

Lincolnvile Solar Project/ 1.99 MW solar array on 52 acre parcel
Lincolnvile PV, LLC.

Location: Slab City Rd
Map 28 Lot 94

Presenting: Heather Storlazzi & Mark Christos, TRC Consulting Company

Reference: Section 18 subsection 10, Commercial Site Plan Review Ordinance

TRC tonight will review Subsection 10 with the Board

Chair Butler read from the LUO on subsection 10

10 2. A,B,C were approved by the Board, page 5 on the TRC packet clearly states the requirements.

10 D. Names of all consultants, listed on page 6, Board approved

10 E. Sketch map of site, submitted the Abutter Map on attachment 14, Board approved

10 F. Boundaries of all contiguous property, submitted attachment 5 for the IFP civil drawing set, Board approved

10 G. Tax map and lot number of the parcel or parcels, requirement located in the attachment 5 and attachment 15, Board approved

10 H. Copy of the deed to the property, attachment 9 Landowner Lease Agreement Memo, Board approved

10 I. Name, registration number and seal who prepared the plan, Dale E. Johnson PE Maine License # 16790, reference attachment 5, Board approved

10 J. Board questioned and will require more clarification if possible on the Financial Capacity Statement. TRC referred to attachment 7 but the letter didn't specify enough.

Section 10 3.

A. District Classification, the project is in the General District and is identified on the sheet as C-02, attachment 5, Board approved.

B. Bearings and length of all property lines of the property to be developed, Sheet C-02, Board approved.

C. Location and size of any existing sewer, water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, attachment 5 issued for Permitting IFP Civil Drawing Set, C-03, Board approved.

D. Location, names, and present widths of existing public and or private streets, attachment 5, Sheet C-02, Board approved.

E. Ground floor elevation of all existing buildings on the site, Board determined this was non-applicable, no buildings will be on site.

F. Location, dimensions of existing driveways, parking, and loading areas, Board determined this was non-applicable, there are no existing driveways, parking and loading areas, refer to sheet C-02.

G. Location of intersecting roads or driveways within 200 feet of site, Board determined this was non-applicable, there are no intersecting roads, driveways within 200 feet of the site, refer to sheet C-02.

H. Location of unique natural areas, unique natural communities and historic and or archaeological resources, refer to notes on sheet C-02 natural resources, Board approved.

I. Direction of existing surface water drainage across the site, refer to Sheet C-02, Board approved.

- J. Location of the nearest fire hydrant, dry hydrant or water supply for fire protection. CEO indicates there is a farm pond approx. ½ mile from the intersection of Rt. 52 on Slab City Rd, Board approved.
- K. Location, front view, dimensions and lighting of existing and proposed signs, Board determined this was non-applicable, no signs will be present.
- L. Existing easements, copies of existing covenants or deed restrictions, Board determined this was non-applicable, refer to ALTA in attachment 5.

Section 10.4

- A. Estimated demand for water supply, Board determined this was non-applicable, no sewer, waste water disposal, test pits will be required.
- B. Direction of proposed surface water drainage across the site, refer to attachment 5 IFP, Board approved.
- C. Provisions for handling all solid wastes, including hazard and special wastes, Board determined this was non-applicable, no waste will be stored on site.
- D. Location, dimensions and materials to be used in the construction of proposed driveways, parking and loading areas, on page 9, it states “ for 3 to 6 months there will be approx. 50 construction associated vehicles at peak times of the day. Once completed 3 to 4 maintenance inspections will occur per year.” Board approved.
- E. Proposed landscaping and buffering, the arrays will be setback at least 100 feet from Slab City Rd, visibility will be at a minimum. Board approved.
- F. Ground floor elevation of all proposed buildings, Board determined this was non-Applicable, TRC stated no buildings will be on site.
- G. Proposed signs as controlled by the Town of Lincolnville sign Ordinance. TRC stated a 7 foot high chain link fence will enclose the site with locked Knox Box. A small hazard and emergency signage, along with owner information will be affixed to the fence. Board approved.
- H. Exterior Lighting, Board determined this was non-applicable, no proposed signage was proposed.
- I. Location of all utilities, fire protection systems. TRC stated “ the project will provide adequate ability for the fire department to access the Site through a gate locked with a Knox Box.” “No other utilities are proposed.” Board approved.
- J. Description of the proposed use or activity. Project description submitted in the letter Included in the packet. Board approved.
- K. Estimate of the peak hour and daily traffic, Board determined this was non-applicable The project is monitored remotely, there will not be any daily traffic.
- L. If the project requires a Stormwater permit from the Maine Department of Environmental Protection or if the Planning Board requires one due to the scale of the project. Board is requiring a 1 year approval permit sent to the CEO, and made this a contingency for ordinance 10. L.
- M. Copies of applicable State approvals and permits provided. “Approvals shall be furnished upon request.” Board approved.

Section 5

- A. Existing and proposed topography of the site at 2 foot intervals. Board approved the 2 foot intervals.
- B. Engineering sturdy used to determine drainage requirements, refer to C-02 attachment 5-IFP, Board approved.

- C. Groundwater analysis prepared by groundwater hydrologist. Board determined this was non-applicable, no sewer system proposed.
- D. Construction drawings for streets, Board determined this was non-applicable, no streets are proposed.
- E. A traffic impact analysis, Board determined this was a non-applicable, there will only be 3 to 4 annual maintenance inspections yearly.
- G. Copy of any covenants or deed restrictions, Board determined this was non-applicable, there are no covenants or deed restrictions.
- H. Written offers of dedication or conveyance to the municipality, Board determined this was non-applicable.
- I. If the development is a condominium, Board determined this was non-applicable.
- J. Homeowners Association, Board determined this was non-applicable.

Section 6

Refer to Attachment 5 Plat Plan, spaces available on C-01 for signatures and dates of Planning Board, in the approval block. Board approved.

J. Foster made a motion the Board having reviewed the Subsection 10 submissions have approved this step in the process, seconded by S. Delano. Motion passed by a vote of 5, 0 opposed.

Review of minutes: June 29, 2022, August 31, 2022 Site Walk & August 31, 2022.

Sandy Delano made a motion to approve the minutes of June 29, 2022 with corrections, seconded by Dick Vermeulen. Motion passed by a vote of 4, 0 opposed on September 14, 2022.

Sandy Delano made a motion to approve the minutes of the site walk, seconded by Dick Vermeulen. Motion passed by a vote of 5, 0 opposed on September 14, 2022.

Sandy Delano made a motion to approve the minutes of August 31, 2022 with corrections, seconded by Dick Vermeulen. Motion passed by vote of 5, 0 opposed on September 14, 2022.

Adjournment: S. Delano made a motion to adjourn at 8:20 pm, seconded by D. Vermeulen. Motion passed by a vote of 5, 0 opposed.

Respectfully submitted,

Nancy Weser, Scribe

B. Norfleet made a motion to approve the minutes of September 14, 2022, seconded by D. Vermeulen. Motion passed by a vote of 3, 0 opposed at the October 12, 2022 Planning Board meeting.