

# MEETING AGENDA

Mechanic Falls Planning Board  
June 15, 2020  
6:30pm



**I. Call Meeting to Order**

Time: \_\_\_\_\_

**II. Pledge of Allegiance**

**III. Roll Call**

Members Absent: \_\_\_\_\_

**IV. General Reports**

	Meeting Minutes 05.18.2020	Motion to Approve
4.1	Meeting Minutes 06.08.2020	

**V. Old Business**

**Notes:**

5.1		
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**VI. New Business**

**Notes:**

6.1		
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**VII. Ordinances**

**Notes:**

7.1	New proposals and Existing Ordinance revisions	
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**IX. Adjourn**

Time: \_\_\_\_\_ Next Meeting: (August 17, 2020 – Second Floor Conference)

**\*\*NO meeting in July\*\***

# **Mechanic Falls Planning Meeting**

## **Via Zoom Meeting**

### **May 18, 2020**

#### **MEMBERS PRESENT:**

Walter Goss-Vice Chair  
Paula Stotts  
Forrest Martin  
Lou Annance-absent

Jeremy Klar-absent  
Lou Goulet-Chair-absent  
Paula Bolduc

#### **STAFF PRESENT:**

Alan Plummer-CEO  
Zakk Maher-Town Manager  
Julie Ward- Town Clerk

#### **OTHERS PRESENT:**

Shelly Norton-Avcog  
Gil Paquette

Daniel Serber  
Ray Lavoie

Sean Murphy

- I. Call Meeting to Order**
- II. Pledge of Allegiance**
- III. Roll Call**

Meeting was called to order at 6:31pm and we saluted the flag.

#### **IV. General Reports**

##### **4.1 Meeting Minutes**

Paula Stotts motioned to approved minutes for April 20<sup>th</sup> and 21<sup>st</sup> seconded by Forrest Martin, all in favor so voted.

Paula Scotts motioned for Paula Bolduc to be interim chair, seconded by Forrest Martin, all in favor so voted.

Code Enforcement Office Alan Plummer stated that Jeremy Klar has missed several meetings and recommended the board removing him. Forrest Martin motioned to remove Jeremy Klar from the Planning Board, seconded by Paula Stotts, all in favor so voted.

Walter Goss recused himself due to conflict of interest.

## **V. Public Hearing**

### **5.1 Next Grid Site Rt 11**

Public Hearing started at 6:42pm and closed at 6:46pm with no comments from the Public

## **VI. Old Business**

### **5.1 Next Grid Plan**

Shelly Norton of Avcog prepared a draft copy for Board to approve application. There was a summary statement with Conditions of approval listed.

Gil Paquette explained that landscaping plan was updated as requested. He did not submit lease because they were still in negotiations with Walter Goss.

At the previous meeting the road was in questions and it will be the one that was originally shown in the first plan. A survey still needs to be done and they would like it to come off of Dostie Drive instead of Elm Street. Walter Goss did not want to interrupt the agriculture. Dostie Drive is town owned and maintained.

Shelly Norton from Avcog recommended to the board there should be an agreement that the road does not get damaged with the equipment going in and out. Daniel Serber explained they would have no problem adding that as a condition. Shelly went over the review of the Application with the Board with her recommendations.

Gil Paquette stated the conditions they are asking to be deferred not waived and all conditions will be met. Paula Stotts was concerned about the follow through. The suggestion would be that major items should come back to the board for any changes and some minor changes could go through The CEO if they board was ok with it. The State of Maine has incentives for renewable energy and needs to have the application submitted by June 11, 2020 from Next Grid. The PUC will then determine if they will accept their application.

Shelly Norton of Avcog did provide the Board with the findings and fact and conclusions of law for the board to review line by line. All members of the board with ok with the changes made by Avcog.

Paula Stotts motioned June 8<sup>th</sup> @ 6:30pm for Public Hearing, seconded by Forrest Martin, all in favor so voted.

**VII. New Business**

None

**7.0 Ordinance**

None

**8.0 Executive Session**

None

**9.0 Adjourn**

Paula Stotts motioned to adjourn, seconded by Forrest Martin, all in favor, so voted Meeting adjourned at 8:15PM

# **Mechanic Falls Planning Meeting**

## **Public Via Zoom Meeting**

### **June 8, 2020**

#### **MEMBERS PRESENT:**

Walter Goss-Vice Chair  
Paula Stotts  
Forrest Martin  
Lou Annance

Lou Goulet-Chair  
Paula Bolduc- Zoom

#### **STAFF PRESENT:**

Alan Plummer-CEO  
Zakk Maher-Town Manager  
Julie Ward- Town Clerk

#### **OTHERS PRESENT:**

Shelly Norton-Avcog  
Gil Paquette  
Philip True  
Brett ?  
Tyler Cloutier

Daniel Serber  
Ray Lavoie  
Jeff Cloutier  
Kellie Cloutier

Wanda Spurling  
Jennifer Elliott  
Aaron Curling  
Ruth Quirion

#### **I. Call Meeting to Order**

#### **II. Pledge of Allegiance**

#### **III. Roll Call**

Meeting was called to order at 6:32pm and we saluted the flag.

#### **IV. General Reports**

##### **4.1 Meeting Minutes**

Paula Stotts motioned to table meeting minutes from 5/18, seconded by Lou Goulet, all in favor so voted.

Walter Goss abstained due to conflict of interest during meeting.

Shelly from Avcog explained that there was additional information provided late today from Applicant. They provided the lease agreement from Walter Goss, a landscaping plan, and moved the road from Dostie back to Elm Street.

## **V. Public Hearing**

### **5.1 Next Grid Site Rt 11**

Public Hearing started at 6:42pm and closed at 6:47pm

CEO Alan Plummer stated he fielded most of the calls in regards to the plans today. They were a mixture of fencing and vegetation plans. Everyone that lives within 500FT of the plan was notified.

Ray Lavoie noted there was a berm of sand that will remain to be a natural buffer from road along with 50ft of forest on the Route 11 side of project.

Paula Stotts motioned for a 5-minute break, seconded by Lou Annance, all in favor so voted. Meeting resumed at 6:54pm

## **VI. Old Business**

### **5.1 Next Grid Plan**

Shelly Norton from Avco went over the checklist that was revised on 6/3/20

1-4. okay

5.-no studies

6. Public Hearing on 5/18/20 and 6/8/2020

7. provided some info looking for condition of approval with an agreement of performance bond so it doesn't fall back on the Town.

8. Lots being developed updated

9-14. all included

15-22. complete

23. Was a No but received today

24-25. Will provide at a later date

27. okay

28-29. NA

31. okay

32-33. NA

34. okay

35. NA

36. okay

37. NA

38. Will provide a later date

39-40. NA

41. okay

- 42. Received DEP, Army Corp, need DOT and must verify DEP because of additional wetlands being affected.
- 43. okay
- 44. NA
- 45-46. Provide a later date
- 47. NA
- 48-49. okay
- 50. NA (applicant does plan to remove waste during construction but repairs would be carrying in carry out.
- 51. NA
- 52. will be provided later
- 53-55. okay
- 57. provided but additional info on conditional of approval
- 58. NA
- 59-61. okay
- 62. Noted Avcog recommends no addition burden to the Town for conditional approval
- 63. Conditional approval needed

Lou Annance questioned what type of equipment will be used and will it effect Town road. Gil Paquette stated none on Timber Lane and logging equipment and self-loaders and pickups should be traveled on Elm Street side.

- 64-72 Okay
- 73. TBA with Conditional approval
- 74. ok
- 75-76. ok
- 77. Condition on approval

Paula Stotts asked about knox boxes since its part of the requirement. Shelly from Avcog explained the check list is make sure the Town Ordinances are being followed.

CEO Alan Plummer asked if there was anything that stood out that would not allow the Planning Board to make a motion. Shelly Norton from Avcog felt that it was okay with the conditions, and because of the last-minute changes she would have to make minor changes, but the Board would be able to motion with that in mind.

Shelly Norton from Avcog went through the Draft of findings and fact and conclusions of law with the board and made the changes with them. She explained that she would have all the changes completed and sent to Alan on June 9<sup>th</sup>. The board agreed it would be okay to have the Chair sign for all of them.

Paula Stotts motioned to accept application and the findings of facts and conditions set forth by Shelly of Avcog on our behalf, and amended by Shelly with conditions said her in to be met prior to permits given to Next Grid Solar project, seconded by Forrest Martin, all in favor so voted. (Note Paula Bolduc could not be heard on Camera and per Chair, Lou Goulet and CEO Alan Plummer her vote in favor was to be recorded.)

## **VII. New Business**

None

### **7.0 Ordinance**

None

### **8.0 Executive Session**

None

### **9.0 Adjourn**

Paula Stotts motioned to adjourn, seconded by Lou Annance, all in favor, so voted Meeting adjourned at 8:54pm

From code officer

- Nuisance Animals revision. backyard Chickens. in particular Roosters.

From fire dept.

- Require Knox box for all new commercial buildings.

From Lou Goulet

- Any licenses that come due renewal or new permits, the planning board should be notified.
- Within town, any property that is within the sewer and water area, should be allowed for development with a minimum of 100,00 sq ft.
- Dog kennels or puppy mills allowed only by special permit and must have 1000 ft setbacks from property line.
- No household trash allowed within public view. All household trash must be contained in trash containers.
- Development of noise ordinance. Restrict distance in feet. Loud radio, barking dog, violation if barking for more than 30 mins, etc.
- Discharge of firearms.

From Paula Stotts Commercial lots

- Doesn't matter how many acres you have must there must be 250 ft of rd frontage per parcel. Must have separate 250" of rd frontage for each use on that property.

From code officer

- Discussion of Marijuana ordinance.