

Mechanic Falls Planning Meeting

Via Zoom Meeting

April 21, 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
John Emery
Nick Konstantoulakis

Kieth Bennett
Rudy Kyllonen
Gil Paquette

Daniel Serber

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

Meeting was called to order at 6:41pm and we saluted the flag.

IV. General Reports

4.1 Meeting Minutes

Forrest Martin motioned to approved minutes for December 16, 2020 seconded by Paula Bolduc, all in favor so voted.

Walter Goss abstaining for the remainder of meeting due to conflict of interest.

Forrest Martin motioned for Paula Stotts to be interim chair, seconded by Paula Bolduc, Forrest Martin withdrew his motion.

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

V. Old Business

5.1 Next Grid Plan

Gil Paquette presenting the site plan for where the Solar Project would be. He worked with an Environmental Civil Engineer service to assist with design.

Within the plan there was a small piece of wetland with minimum impact. The PUC and DEP have been sent the assessment. The Storm Water application will be sent to the DEP with no major environmental impact. Gil Paquette stated the depth of DHP has not been designed yet. Its based on the ability to bend and the length. The Geo Tech would get on board and design it. His guess would be 20-30 ft range.

Paula Stotts asked about soil testing. Gil explained that wetland delineation and hydric soil test so far. Paula Stotts asked about wetland can not be filled with out DEP permission and Gil said under 4300sq of fill you are not required to have a permit. And 4300-15000 require a tier 1 permit which has been issued.

Shelly Norton from AVCOG stated there are 2 different zones which are Rural and Shoreland zoning. The design presented is to keep out of the shoreland and flood plain. Shelly proceeded to explain what each line item on the application was completed or incomplete given the planning board different options on how to handle the incomplete portions.

Paula Stotts stated that all permits were required with the application. Gil Paquette stated that he his requesting a deferment on certain permits because the PUC will need to approve first, Next grid does not want to get unnecessary permits if the plan does not get approved.

Daniel Serber explained stumping will be required in some of the area, and informed Shelly Norton he would send over an update.

Paula Stotts had some concerns with no clear answers with certain plans. Gill Paquette stated that he will have a grad plan, storm water plan, and a permit app from DOT done prior to any construction. Shelly Norton of AVCOG recommended issuing a conditional use permit, which would cover the concerns of not having all permits available now.

Shelly Norton from AVCOG recommended getting a rental agreement and or lease from both parties, a performance guarantee for project to be completed and removal when done utilizing properties involved. She also suggests Police and Fire be provided the application. The Town Ordinance states that must be a 6inc gap in fence for wildlife to be able to access the land, and the normal height for fence is 7ft. Recommendations should also be site inventory and assessment. A public hearing would be beneficial for development review and a conditional use permit be issued.

Town Manager Zakk Maher suggested they applicant compile a list of what is missing.

Gil Paquette stated they are not avoiding any requirements the Town has instead try to delay them. He stated that a similar project is happening in the City of Lewiston and they have been very open about the conditional use.

Interim Chair, Paula Bolduc suggest that the board could make a list as board to see what needs to still be presented. Gil Paquette offered to compile the list and submit an updated application. CEO Alan Plummer felt comfortable with that decision. This information will be ready for the Public Hearing.

Paula Stotts motioned to have a public hearing on May 18th for a conditional use permit, seconded by Forrest Martin, all in favor so voted.

VI. New Business

None

7.0 Ordinance

None

8.0 Executive Session

None

9.0 Adjourn

Paula Bolduc motioned to adjourn, seconded by Forrest Martin, all in favor, so voted Meeting adjourned at 8:48pm