

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 Avcog 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 9th. 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