

Public Hearing
May 20, 2020

A Public Hearing regarding a solar facility project in North Waterford was called to order by zoom video conferencing at 6:30 p.m. In attendance were Charles Tarbell, Ted Gerber, Ray Merrill, Recording Secretary Cindy Kimball, Chairman Colin Holme, as well as Selectman and Code Enforcement Officer John Bell. Kara Moody and Kevin Corbett were in attendance to represent the solar project.

Kara gave an overview of the solar project noting the linear arrays of solar panels will be encompassed by chain link fencing with one locked entrance. A required storm water drainage permit with DEP has been filed and one significant vernal pool was identified which causes a shift in the location of the panels to maintain the required 250' setback. There will be no herbicides used in the project.

The PB members were satisfied with the project overview and hearing no other discussion, Charles made a motion to adjourn the meeting at 6:41 p.m., Ted seconded the motion and the vote was 4-0 in favor.

Planning Board
May 20, 2020

The May PB meeting was called to order at 7:02 p.m. In attendance were Charles Tarbell, Ted Gerber, Ray Merrill, Recording Secretary Cindy Kimball, Chairman Colin Holme, as well as Selectman and Code Enforcement Officer John Bell.

The first item on the agenda was a review of the April 2020 minutes. A minor error in word usage was noted. Ted made a motion to accept the minutes as presented with the one error corrected. Ray seconded the motion and the vote was 4-0 in favor.

Second on the agenda was the proposed Waterford Solar Project as presented by Kara Moody and Kevin Corbett during the Public Hearing. Colin reviewed the site plan ordinance criteria with them and noted that the application meets these criteria with two conditions as discussed at the

April meeting, one being no use of herbicides in the project, and two a decommissioning bond be posted at the start of the project. Both are included in the application's addendum. Verbal approval was made through the zoom meeting with Charles making a motion to accept the application with the two conditions above, Ray seconded the motion and the vote was 4-0 in favor. Charles will work up the Findings of Fact and Conclusions of Law and will circulate them for signatures by the PB members.

Next on the agenda was Eric Bracisca who joined the zoom meeting by phone. He reviewed his application to run a wedding venue on Passaconaway Road, noting there will be no new areas being developed, signage has been ordered and it meets the size requirements, abutters letters were mailed out return receipt requested 3 weeks prior and he has received receipts, the property survey has been completed and the deed provided. Colin reviewed the general standards with him. John Bell reminded Eric he will need to acquire a liquor license by filling out an application found at the Maine state's web site and provide that to the Selectmen. He will also need to pay the permit fee of \$85. Ray made a motion to accept the application for the wedding venue provided he pay the required permit fee and provide a liquor license application to the Selectmen. Charles seconded the motion and the vote was 4-0 in favor.

The fourth item on the agenda was Nick Archer with an application to build steps off the deck on the non-lake side of his property. The steps will be 52 square feet which was well under the 30% threshold and the phosphorous requirement was waived. Charles made a motion to accept the application as presented. Ray seconded the motion and the vote was 4-0 in favor.

The next item on the agenda was a home occupation request from Fran Tower to do bookkeeping out of her home. Colin reviewed the applicable standards with her. The Planning Board determined that her work would qualify as a home occupation and that she had met the Board consultation requirement.

The sixth item on the agenda was Alfred Iannaco who, with a business partner, has purchased an apartment building in North Waterford. He would like to begin renovating the apartments and also begin growing of marijuana in the barn on site but questioned how he can begin when the property is in

his business partner's name. The board stated that renovating the existing apartments is a continuation of an existing use and does not require any permitting from the Planning Board. However, adding marijuana cultivation on the property would be a new use and would require the owner or his representative to submit a site plan review application for the project.

The next item on the agenda was Chris and Kara Field with a SZ application to build a deck off their home. After coming before the board last June, they were now submitting the final information needed to make the application complete. Charles made a motion to accept the application as presented with the condition they provide the permit fee of \$28 to the Town Office. Ted seconded the motion and the vote was 4-0 in favor. Chris will provide a printed copy of the application and the permit fee to the Town Office and the PB members will stop by the office to sign the application.

Ted made a motion to adjourn the meeting at 8:14 p.m. Ray seconded the motion and the vote was 4-0 in favor.

Respectfully submitted,

Cindy Kimball