

Town of Acton, Maine Planning Board Meeting

June 18, 2020

PUBLIC HEARING

Soltage, LLC, 604 H Road, Map 224, Lot 026, Conditional Use Application for an 18- Acre Solar Array: Jim Morin of Burns and McDonald and Brett Pingree of Soltage, LLC reviewed the project. The Chair then opened the Public Hearing to questions and comments.

Amanda Waldron, a direct abutter to the proposed Solar Array, asked about the access road leading to the property and the added burden. Brett Pingree told Ms. Waldron that Soltage wants to work with her to find the best solution; he said that Soltage will either create a new access road to the solar array or improve the existing access road. Ms. Waldron explained that they are very concerned about the added traffic going in and out during construction. She stated that the original easement was not written for this type of traffic. Brett Pingree explained the construction process for this project. Jim Morin added that the heaviest of the construction traffic will be in the first 4-6 months while the Array is being installed. He said after construction, there will be no traffic in and out of the site on a daily basis. There will be two maintenance trips per year, usually in the fall and winter.

Amanda Waldron then asked about the Site Survey and a discrepancy that she had asked about. Brett Pingree stated that he asked Jim Morin to contact the surveyor to double check his measurements. Mr. Morin said that he did not have an update from the surveyor to give but he would follow up with them and get back to her.

Ron Sahatjian asked where the Solar Array was going to be located. Jim Morin said it will be on H Road.

The CEO asked if there would be contact information at the gates. Jim Morin said yes, there would be with phone numbers. The CEO also asked about installation of a Knox box. Brett Pingree confirmed that they will have a Knox box. The CEO told Mr. Pingree and Mr. Morin that if the Board approves their application, they will need a set of updated plans.

The Chair asked if there were any more questions or comments from the public, seeing none, she closed the Public Hearing.

MEETING MINUTES (approved 6/25/2020)

Members Present: Joyce Bakshi, Chair
Leslie Berlan
Dennis Long
Tom Cashin (Alternate)
Jim Crowley (Alternate)

Members Absent: Gavin Maloney, Interim Vice Chair (excused), Yoli Gallagher (excused)

Also present: Ken Paul, Director of Planning; Kristiina Robinson, Land Use Secretary; Jennifer Roux, Town Administrator; Brad Jones; Pingree; Ben Smith; Will Cote; Amanda Waldron; Ron Sahatjian; Charles Crespi; Amy Tchao; Zoom Meeting, Open to the Public with no questions or comments

Call to Order: The Chair called the meeting to order at 7:13 p.m., Tom Cashin and Jim Crowley were selected as alternates.

Approval of Minutes, June 11, 2020: Dennis Long moved to accept the minutes of June 11, 2020 as written. Jim Crowley seconded; motion passed 5-0.

Old Business:

- **Soltage, LLC, 604 H Road, Map 224, Lot 026, Conditional Use Application for an 18-Acre Solar Array:** The Standards Applicable to Conditional Use will be reviewed at the June 25, 2020 meeting.
- **Subdivision Modification Application submitted by Tim Mahoney, 422 Buzzell Road, Map 211 Lot 010:** The CEO stated that the updated plan was received from Mr. Mahoney's engineer with the changes that were requested. He said it was submitted to Ben Smith at North Star Planning for Review and they should have some information in time for the Public Hearing.
A Public Hearing is scheduled for Thursday, July 2, 2020 at 6:30 p.m.
- **Grammy Rose, LLC, Route 109, Map 233, Lot 004, Site Plan Review Application for a Dog Rescue and Sanctuary, Mini Golf Course and Ice Cream Shop:** The CEO said there were no new updates.
A Public Hearing is scheduled for July 9, 2020 at 6:30 p.m.
- **York County Agriculture Association, 13th Street, Map 241, Lot 003:** Mineral Extraction Application for a Parking Lot Expansion. No new information was submitted so no action was taken.
- **Martel Estates, Arnie Martel, 760 Young's Ridge Road, Map 217, Lots 028-030, 18-Lot Subdivision Application:** Brad Jones of Jones and Beach Engineers reviewed the plan for the 18-lot conventional subdivision. He said he and Mr. Martel met with the DEP and they will submit plans that reflect their comments at the next meeting.

New Business:

- **Jennifer Bickford, 153 Buzzell Road, Map 216-002:** Conditional Use Application to process and sell firewood. Ms. Bickford was unable to attend and this item will be discussed at the next meeting.

Adjournment: The Chair adjourned the meeting at 7:42 p.m.