

## Town of Washington

Planning Board Summary

September 22, 2020

In Attendance: Bob Temple (CEO), Debra Dean (Alt.), Steve Ocean, Sarah Collins, Mitch Garnett (Chair), Cassidy Parmley, Jesse Casas

Absent: Katherine Grinnell (Alt.)

Public Attendees: Jordan Belknap

Meeting commenced 7:05 pm

The September 8, 2020 summary was reviewed and a correction was requested.

Cassidy Parmley motions to approve pending the site review addition to summary, Steve Ocean 2<sup>nd</sup>.

All in favor, none opposed September 8<sup>th</sup> summary is approved.

Application/Finding of Fact for Turning Point Energy: Proposed site 576 Waldoboro Rd

Article VII General Standards

Section 1. Environmental:

Most of the environmental standards are not applicable to the project. Storm water drainage management and erosion control has been met via the design plans submitted by the engineer on the site. Phosphorus plan has met DEP standards. There will be no tree harvesting, only minimal clearing to accommodate the construction of racking system. The deer wintering yard contained on the property will not be disturbed. Applicant is working with DEP to minimize any impact to the wetlands.

Cassidy Parmley motions to approve, Steve Ocean 2<sup>nd</sup>, all in favor none opposed.

Section 2, Abutter Protection:

The proposed project will not create pollution or industrial waste water. There will be no significant glare from the panels, no outdoor lighting, no significant noise created and no exterior signs. All buffers will be maintained and the existing tree line will be maintained to a minimum of 25' from property line.

Cassidy Parmley motions to approve, Steve Ocean 2<sup>nd</sup>, all in favor none opposed.

Section 3, Lot Access:

The site will use an existing driveway to enter the property

Steve Ocean motions approve to, Cassidy Parmley 2<sup>nd</sup>, all in favor none opposed.

Section 4, Historic and Archeological site:

No portion of the development has been identified as a site of historic or archaeological importance and a request has been sent to MHPC for verification.

Cassidy Parmley motions to approve, Sarah Collins 2<sup>nd</sup>, all in favor none opposed.

Article XI Site Plan Review

Section 2: Applicability of Site Review:

The proposed project is a new nonresidential use making it applicable for review. The project plan submitted satisfies the requirements of storm water and erosion control. Small areas will need to be graded to install the racking system. The property is not part of a flood plain and the utility tie in will be to the above ground grid.

Based on the applicants' statement Sarah Collins motions to approve, Steve Ocean 2<sup>nd</sup>, all in favor none opposed.

#### Article XIV- Arrays

##### Section 4: Location and Size:

The proposed site is 9.96 acres and in compliance with the guidelines.

##### Section 5: Site Plan Review

The requirements of this section are in addition to the already approved site plan reviews. The site plan must be stamped and certified by a Maine registered engineer. Applicant has submitted a cost analysis for decommissioning. Belknap has requested the issuance of the permit be tied to the receipt of the bond as the financial institution requires the permit before releasing the financing. Jesse Casas asked if the town Selectmen should be involved with the bond issue. Mitch Garnett said that Code Enforcement will work with the Selectmen and the decommission plan will be finalized at the next meeting.

Mitch motions to approve decommission plan after consultation with Selectmen and Code Enforcement, Steve Ocean 2<sup>nd</sup>, all in favor none opposed.

##### Section 8: General Standards all Arrays

Underground wiring will be used when possible and overhead to tie into the grid or avoid wetlands. Subscriptions will be made available to CMP customers.

Steve Ocean motions to approve, Cassidy Parmley 2<sup>nd</sup>, all in favor none opposed.

##### Section 9: Site Review

Planning Board must conduct a site review. It has been scheduled for October 13<sup>th</sup> at the location at 5pm.

Steve Ocean motions to approve, Cassidy Parmley 2<sup>nd</sup>, all in favor none opposed.

Cassidy Parmley motions to accept that the application as complete, Steve Ocean 2<sup>nd</sup>, all in favor none opposed.

The plan must be registered with the Knox county registry of deeds within 45 days.

Public hearing will be scheduled for October 13<sup>th</sup> and the public will be asked to submit written questions to Planning Board or send confirmation that they wish to attend to allow for proper physical distancing to be accommodated.

New Business: CMP site plan review for the next meeting has been submitted

Meeting adjourns 8:45 pm.

Respectfully submitted,  
Kelly Hassanein