

**Parsonsfield Planning Board**  
**634 North Rd Parsonsfield, ME**  
**Tuesday, July 21<sup>st</sup> 2020**  
Minutes

**In Attendance:** Rick Sullivan (Chair), Nate Stacey (Vice Chair), Brendan Adelman, Thelma Lavoie, Tom Winter (Alternate)

**Absent:** Andy Yale, Clifford Krolick (Alternate)

**Also, In Attendance:** Lindsay Gagne, Harvey Macomber, Roger Moreau, Jeanie Moreau, Michael Nelligan, Rich Jordan, Jeff Wright, Brett Pingree, Tom Daniels, Mrs. Jiang

**Mr. Sullivan** Calls the meeting to order at 7:00pm and completes a roll call of planning board members in attendance. There is a quorum of three regular voting members and one alternate present.

**Review June 16<sup>th</sup> Meeting Minutes**

**Mr. Sullivan** Makes a motion to accept the meeting minutes as they are

**Mr. Adelman** Seconds the motion

The motion passes by unanimous vote: 3-0

**Site Plan Review: Roger Moreau, Map R19 / Lot# 044**

**Mr. Sullivan** Verifies the requested deed has been submitted. The board will determine if it's complete and schedule a site walk and a public hearing.

The board takes a few minutes to look through the application

**Mr. Sullivan** Makes a motion to accept the application as complete

**Mr. Stacey** Seconds the motion

Motion Passes. Vote: 3-0

**Mr. Sullivan** States the board will review Mr. Nelligan's submitted materials at the public hearing.

A site walk is scheduled for  
Saturday, August 1<sup>st</sup> at 9:00am  
With a rain date for Saturday, August 8<sup>th</sup> at 9:00am

A Public Hearing is scheduled for  
Tuesday, August 18<sup>th</sup> at 6:00pm

**Pre-Meeting for Solar Project 106 Sokokis Rd. Rich Jordan from Flycatcher, LLC**

**Mr. Daniels** Explains the project details. The box shop property is currently owned by the town. They will lease the property from the town to install their solar array. They specialize in solar projects and have various projects in other neighboring states. They will maintain the property and array through the lifetime of the project.

**Mr. Jordan** Explains this array will be able to produce 4.2 megawatts AC power. The footprint will be between 20 and 25 acres with about 13,000 panels installed. They have completed various surveys and site assessments of the property which found no concerning issues with the proposal if an array. This project has started with the Select Board and they have had previous public information meetings, as well as, discussions at the annual town meeting. They have already started to reach out to DEP and Saco River Corridor Commission and will begin the process with CMP for use of the grid. They will restore the grassland for the array to avoid any impact of soil erosion or water runoff. The project should take approximately 6 months. Traffic will be minimal once the project is installed. There will be routine maintenance checks periodically. They will also be providing fencing around the array and including the sand and salt shed.

**Mr. Winter** Asks what happens at the end of life of the project?

**Mr. Daniels** States the lease is a 20-year lease with four 5-year options to extend. They could establish a decommissioning bond or escrow to cover expenses of potential end of life of the project. This would ensure that the property would be returned to its original state whether they are currently leasing it or not. Limington has a decommissioning bond written out, and they recommend looking at what Limington has set up. MMA can also offer resources for planning boards on these projects.

**Mr. Sullivan** Asks if there are any projects currently in Maine

**Mr. Daniels** States with new state laws, Maine is allowing for expansion on solar projects. They have started in Standish, Naples, Acton and Limington, however they have not begun building an array.

**Mr. Sullivan** Asks if there are any reason for objections?

**Mr. Daniels** States some common ones are visual and glare. With this project, other than people driving on that road it will not be seen. As with glare, these panels are designed to not glare because its deflected energy that could be utilized to convert to energy. These same solar panels are seen on the side of roads and other areas, where you can observe there is no glare. Noise may be another objection, however during the day there may be a low hum, but not at night. The transformer, which the noise is generated from, will be in the middle of the array far from anyone and the array will be fenced in and protected. This is not intended to reduce electric bills but will provide revenue for the town. The lease they signed is a \$1,000.00 per acre per year, so \$25,000.00 per year plus additional tax revenue the town will collect. As for the ground environment, they plant native grasses and use no pesticides or chemicals.

**Mr. Adelman** When the SPR comes in, he suggests adding the findings of these surveys to the SPR for the board to review.

### **Site Plan Review, Henry & Cara Kopec, 24 Federal Rd**

**Ms. Lavoie** Joins the meeting. There are four regular voting members.

**Mrs. Jiang** States the Kopecs are absent but she can represent them in their absence.

**Mr. Adelman** Asks if there will be any outdoor use for the animals

**Mrs. Jiang** Explains the animals would be kept in kennels and taken out for walks.

**Mr. Sullivan** Reviews materials that will need to be submitted to make a complete application.

A letter will be drafted and sent to the property owner and the applicant.

**Mr. Sullivan** Makes a motion the application is incomplete.

**Mr. Stacey** Seconds the motion

Motion pass. Vote: 4-0

**Recreational Marijuana Draft Warrant Article**

**Mr. Winter** Suggested breaking up the warrant article into four items, one for each facility. Other towns that have opted in chose to opt in or not opt in to each facility.

**Ms. Gagne** The board could determine an effective date; however, it is undetermined when the select board will schedule a town vote. MMA recommended a specific effective date rather than a general timeline.

**Mr. Adelman** Suggests they should utilize a timeline rather than an effective date.

**Mr. Sullivan** Asks the board what would be reasonable for a timeline and what format to use; one question for all facilities or four questions separating each facility. After some debate, the board decides on one year for a timeline and four warrant articles separating each facility.

**Ms. Gagne** Explains the board would have to vote on the warrant article, then schedule a public hearing. If no changes need to be made after the public hearing, they can vote at their next meeting in August to pass the warrant articles to the select board.

**Mr. Stacey** Makes a motion to accept the four warrant articles for recreational marijuana facilities

**Mr. Sullivan** Seconds the motion

Motion passes. Vote: 4-0

A Public hearing is scheduled for  
August 13<sup>th</sup> at 6:00pm.

**Performance standards for medical marijuana caregivers**

**Mr. Sullivan** This item has been tabled from prior meetings. He suggests taking this off the agenda until the Select board wants to clarify a request to the planning board.

**Mr. Sullivan** Asks if there are any other business to review. There is none. Makes a motion to adjourn the meeting

**Mr. Stacey** Seconds the motion

Motion passes. Vote 4-0

The meeting is adjourned at 8:40pm.

Draft completed by: Lindsay Gagne

Approved by board, Date: \_\_\_\_\_

\_\_\_\_\_  
Planning Board Chair or acting Chair  
Name & Signature