



TOWN OF CASCO

PLANNING BOARD MINUTES

APRIL 12, 2021

Planning Board Members Present: Lynne Potter, Gene Connolly, Ryan McAllister,

Absent: Stan Buchanan, Jim Macklin

Public Present: John Wiesemann, Mary Tremblay, Tom DuBois, Kara Moody & Mark Chrisos (Applicants), Cassandra Quintal (Applicant), Amy Segal (Applicant) (Also see attached list)

First Order of Business:

Lynne called the meeting to order at 6:35 p.m.

A quorum was determined with 3 regular members.

Old Business:

Approval of the March 8, 2021 Meeting Minutes

Ryan moved to approve the meeting minutes of March 8, 2021 as written

Gene seconded the motion

The Board voted 3-0 in favor, 0 opposed, 0 abstentions

New Business:

Public Hearing for Casco A, LLC – Casco Solar Project – Site Plan Review – Represented by Stantec Consulting Services Inc. Tax Map 3, Lot 17-1 Roosevelt Trail (Routes 302 & 35)

Mark Chrisos from Con Edison Project Manager gave a presentation on the overall background on Con Edison Company. He noted that there are many projects around in many states. He stated this is a 5MW AC which is enough electricity to supply renewable power to approximately 400 households. The fenced array area is approximately 14.5 acres, there will be no burden on municipal services and will go directly through CMP and will not use any substations. He stated the project is expected to start late summer 2021 or depending on weather may be next spring of 2022.

Kara Moody from Stantec presented the updates (in packet presented) regarding Jim Seymour's from the prior meeting memo for additional items to be addressed; Front yard buffer, Parking conditions/emergency access, drainage areas, ditching, erosion control/berm DEP approvals, Delineation of revised or eliminated access to Hancock Land parcel, any additional permits required by MDOT entrance, noise determinations, Delineation indicating the zoning district boundary locations, and acquire Fire Department review for turnaround and access to the site for emergencies.

Kara noted the MDOT permits are in the works and the permits will be provided when available, Fire Department has issued a letter of approval and Con Edison will conduct a training with the Fire Department. She noted Attachment 6 is showing the distance from the abutting parcels to the site which is addressing a request from a board member at the March meeting.

Lynne asked for questions from the Board

No questions

Lynne asked if the site will be accessed by a gravel pad entrance.

Kara stated yes

Lynne opened the Public Hearing to the public at 7:50 p.m.

Ken Dongo asked if they will post a surety performance bond on the removal of the panels, and what assurances as tax payers do they have so they do not get stuck with solar panels after 25 years?

Mark Chrisos stated absolutely they will be post a surety bond. He stated it is for decommissioning the project. He noted this is required for solar projects. Life expectancy is 25-35 years. All will be removed during decommissioning and the site will be restored back to natural state. The Applicant will be responsible for the cost of decommissioning. The Bond will be presented to the Town prior to construction.

Ken Dongo asked about the environmental concern. He asked if any herbicides or pesticides on the site

Mark Chrisos replied absolutely no use of either of those. He stated a low spread rye grass and will only be mowed maybe one or twice a year if needed to avoid damage to the panels.

Ken Dongo asked about washing the panels what materials are used for that.

Mark Chrisos noted they do not wash the panels, most of the time rain or snow sliding off will keep the panels clean. If it is needed because of a buildup only demineralized water is used, no chemicals because it can damage the panel and residue can stay on the panels and cause interference with the efficiency.

Ken Dongo asked about proper wind grading on the system

Mark Chrisos replied all the panels face south and on the north side of the panel there are calculations made to assure if there is a north wind that the panel is not displaced. He stated those calculations are done by the engineering firm, and does not have the exact mph but will estimate around 130 to 150 mph and if requested he will get that information. He noted they are all designed by professional engineers using local metro data in Maine to make sure the panel do not have a wind shear potential, it is designed in all panels and very common.

Lynne asked for other question or comments

None

Lynne closed the Public Hearing portion of the meeting at 7:00 p.m.

John W. noted the application is complete. The town does not have solar project ordinance standards for a project such as this and they have met all requirements. All or most of the comments from Jim

Seymour have been addressed, but the Board can certainly approve based on the DEP and DOT conditions being submitted.

Gene asked for the engineer report on the wind shear to be a condition to approval

Ryan moved to approve the application with the conditions 1-5 of Jim Seymour's memorandum report as well as the submittal of the engineer report on the wind shear.

Gene seconded the motion

The Board voted 3-0 in favor, 0 opposed, 0 abstentions

Applicant Kenneth & Sarah Jones of 191 Tamarack Trail, Tax Map 6, Lot 34-9, - Amendment to Subdivision Plan – Spiller Farm II, Represented by SWI SurveyWorks, Inc. Lot 3 Split

Cassandra Quintal stated she was from SurveyWorks and is representing Ken and Sarah Jones. She noted the subdivision was originally reviewed and approved on May 13, 2002 as a 3 Lot residential subdivision. She noted the proposal is to divide the existing lot 3 into Lots 3 & 4, adding an additional lot to the original subdivision. All lots are conforming; no other changes are proposed. She stated the proposed lot 4 was gifted by family to the applicants on October 5, 2018 and recorded. The applicants have begun construction of a single family residence with an approved permit. The need for the amendment was noted through a title search by the applicant's financial institution.

John W. stated it is a straight forward split and all the land standards are met. John noted Jim Seymour made note that it is a conforming lot, and to make sure a soil test is on the lot and well, then it is just an action by the Board to approve. John stated the soil test and well are already on the lot and have been approved.

Gene moved to accept the application and approve the amendment to the plan

Ryan seconded the motion

The Board voted 3-0 in favor, 0 opposed, 0 abstentions

Pre-Application Pond View Land trust, Leach Hill Road Subdivision, Represented by Sebago Technics for a proposed Subdivision located on Tax Map 8, Lot 31

Amy Segal of Sebago Technics on behalf of the Pond View Land Trust presented the Pre Subdivision Plans to the board. She stated they have included two plans to give the board an option. The traditional with a minimum of 80,000 sq. ft. lots and 200 sq. ft. of road frontage and a Planned Residential Development (PDR) with minimum 60,000 sq. ft. and 150 ft. of road frontage. She stated it is a 63-acre site on Leach Hill, both plan shows a 12 lot subdivision and half the site is excluded due to the oil, gas, and CMP easement as well as a wetland. There will be two accesses off of Leach Hill each with 200 feet of frontage. She noted with the PRD Plan they would like to preserve the wetland and pulled that portion of wetland out of being included in the lots which would preserve as much open space as possible, this plan would reduce the frontage of the lots however preserving the open space. She noted that DEP would also look at the plans and prefer the wetlands not to be in a lot.

Tom DuBois noted it would be up to the Board to have an informal discussion over the proposals, discuss the Board's opinion of Traditional Vs Planned Residential Development (PRD) also determine the Classification of the subdivision – minor vs major.

Ryan M. asked if the length of road is a concern regarding storm water run off

Tom DuBois stated these are things that the Board will need to be addressed when a plan is presented for approval.

John asked if the wetlands have been located in the field

Amy Segal stated they did have the wetlands delineated and put into protection. She noted there is also a vernal pool which is of significance and will have a specific buffer. She stated on the plans these will be protected and put into the open space.

Lynne stated she is in favor of more open space which is protecting more of the environment and not having houses spread out but condensing the spread.

Gene would like to see enough turnaround area for safety vehicles.

Tom Mulkern approached the board and noted he works for the town and does some road work and would like the board to be aware of a unique problem on Terrace Lane there is a ledge and there is an icing problem during the winter with water that comes down Leach Hill and the ledge forces the water out onto the road which causes a problem. He noted he would like the board know this when considering the environmental impact.

Tom DuBois stated when the area can be flagged out the Board should consider a Site Inspection

Lynne asked the Board how they would like to go forward with the Plans

Ryan noted he would agree that Concept B (PRD) has the advantages as far as wetland protection, limiting expansion and in reviewing this there would be plenty of time to address the storm water runoff as well as the emergency access and turn around. He stated as far as scheduling a site walk the applicants with what feedback they received from the board, they may want to come back to the board with a more formal plan after all the site work has been done.

Tom DuBois noted even if the board was to walk the road that will remain the same and at least get an idea of the layout, then have the applicant come back with a more formal plan that way the board would be a bit more familiar with it.

Gene noted he is in agreement with Concept B (PRD)

Amy Segal noted the survey crew will be going out to do the surveying in about a month from now, however it is up to the board if they would like to walk the road and get an idea.

Tom DuBois suggested if the board would like to wait until they submit the formal application, there should be time to do the site walk at that time after the survey has been done.

Lynne stated she does like to have more members available for the site walk and it would give them a better aspect of the plan once the walk has been done. She noted waiting would be best at this point.

The board agreed on June when the plans and survey are done.

Old Business: None

Additions:

Next Meeting: May 10, 2021

Adjourn:

Gene moved to adjourn the meeting, the meeting was adjourned at 7:36 p.m.

Ryan seconded the motion

The Board voted 3-0 in favor, 0 opposed, 0 abstentions

Lynne Potter, Chair

**Respectfully Submitted;
Mary Tremblay, CEO Administrative Assistant**