



Town of China

571 Lakeview Drive; China, Maine 04358
(207) 445-2014 info@chinamaine.org

Approved by Planning Board by a vote of 4-0 on February 22, 2022

Planning Board Meeting

Meeting held in portable building and via ZOOM

January 25, 2022

Begin 6:30 PM

Board members in attendance: Toni Wall, James Wilkens, Natale Tripodi, Scott Rollins, Michael Brown, Walter Bennet (via ZOOM)

Board members not in attendance:

Attendees: Mary Grow, Scott Anderson, Lisa Vickers (via ZOOM), Kevin Corbett (via ZOOM), Brent Chesley (via ZOOM)

Code Enforcement Officer Jaime Hanson present (via ZOOM)

Board meeting opened by Chairman Rollins

Pledge of Allegiance to the American Flag

Chairman Rollins brought Board Member Tripodi into voting capacity.

Review/Approve Minutes January 11, 2022 Meeting

- Board Member Wall motioned to approve minutes as written.
- Board Member Wilkens seconded motion.
All in favor. No further discussion.

Unfinished Business

SunRaise request – Phase 2 planning of Route 3 Solar Project

- Chairman Rollins advised the Planning Board of the new layouts of the project provided by SunRaise. Scott Anderson talked about the history of the project in regard to the lot coverage cap and how the new leased land will be put into their calculations. Mr. Anderson explained that he has spoken with Attorney Meader in regard to the case found and advised that the Town Attorney is on board with the project.
- He explained that the new leased area will be part of their project and the property owners cannot count the land for calculations for their lot coverage. Mr. Anderson explained they are at the meeting to present the project and answer any questions. He continued they will work on getting an application together for the next meeting. Mr. Anderson explained that the grey area on the layout is the previous approved area and the panels on the outside are the expanded project. He further explained that the project will come out on the sides and is close to the previous footprint of what was previously proposed with the original project. Mr. Kevin Corbett confirmed that the plans represent the original project and what they are looking to do to expand. He also advised there provided the updated drawing for the Planning Board to see if there are any questions or



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comments regarding the project. Mr. Corbett explained that what they had originally proposed is now what they are trying to do for the expanded project.

- Ms. Lisa Vickers asked about the application, if it will need to be a new application or a modification of just relevant sections? Board Member Wilkens advised it would need to be a new application and that he would like to see run off where it is now much closer to the lines. He continued that even though it was already set out in the previous application, he would like to see again and would also like to see the environmental impact. Board Member Wall advised of a land owner that had some concerns before regarding runoff and the environmental impact.
- Board Member Wall questioned the position of the arrays for the new project. Board Member Wilkens explained the new project will still need to meet the setbacks. Board Member Brown questioned where the new land is located in relation to the original project? Mr. Corbett advised is to the south and that they are technically leasing the entire parcel but are not intending on building on all the land. He continued to explain they will be more plantings and landscaping on the buffer.
- Board Member Wilkens inquired if there are going to change the location of the main gate? Mr. Corbett advised there will be no change and will remain the same with just the addition of a couple of arrays and an equipment pad. He continued to explain that it is smaller than original design. Chairman Rollins questioned if there are any batteries to which Mr. Corbett responded there are no batteries.
- Board Member Wilkens questioned if there was going to be any tree removal? Mr. Corbett explained they are looking at removing a row of trees on the southern property line and advised they have talked to the Michaud's and the Ouellette's about the tree removal. Board Member Wilkens questioned Ms. Vickers regarding the wetlands and how close the arrays would be. He reminded that there is a setback from wetland areas. Ms. Vickers explained there is not a DEP setback and she states they will not be disturbing that area. Board Member Bennett voiced his concern with the removal of the trees between the property, on the southern boundary. Mr. Corbett explained that they would be removing the trees to allow for more sun and the liability of the trees hitting the arrays. Board Member Bennett recommended that the trees could be pruned instead of completely removed. Board Member Wilkens asked who owns the trees? Mr. Corbett advised they are on the property line and the property owners have requested the area to be cleared and to remove the stumps.
- Mr. Anderson advised they will complete the application with all the issues raised. Board Member Bennett states he would like to see vegetative screening, that should look attractive and ideally the whole thing would be invisible from the road.



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- **Chapter 2- Land Use Ordinance, Chapter 8 & Chapter 11**
 - Board Member Brown advised he would like to discuss the ordinances. Chairman Rollins advised Board Member Wall has provided copies of the requested documents. Board Member Wall advised they talked about the ordinances 2 weeks ago and it was advised they ordinances were previously voted on to move forward to the Select Board. She continued that the Select Board has not reviewed and would take months to correct grammatically. **Board Member Wall motioned to table discussion.** Chairman Rollins explained he would like new members to have the opportunity to look at the ordinances and comment but not to make substantive changes. There was discussion on the documents that the Select Board was requesting of 3 copies showing the original document, a document showing track changes and the accepted version that was voted on to move forward by the Planning Board. Board Member Wall reiterated that they already voted on and approved to move forward to the Select Board and that the Select Board has not reviewed the documents as required. It was advised process is the Planning Board approves and the Select Board reviews and sends back to the Planning Board if changes are needed. Board Member Bennett states he agrees it appears the Select Board is trying to tell the Planning Board how to do their job. Board Member Brown explained he is not in agreement with the solar ordinance and would like to suggest some changes but will not stand in the way of the procedure that is in place. Board Member Wilkens explained the last board voted in and the definitions are done. He continued to explain the Select Board has not reviewed and the process is they either accept as written or they send back to the Planning Board with recommended changes. Board Wilkens stressed that they cannot change the process. Board Member Wilkens explained it takes 2/3 to get back on the agenda. Chairman Rollins inquired if the ordinances are accurate? Board Member Wall advised are 100% accurate. She explained that the original copy come off the website, the track change version has changes in red and the final copy is the copy that was voted on. She stressed that the ordinance need to be moved on. Board Member Wilkens explained they have never sent 3 versions and have always sent the finish product. He continued that they are all elected officials and need to follow procedure. Chairman Rollins explained he likes the idea of the 3 versions and states it would have been nice to have known that was what was needed when the ordinances were sent in August. **Board Member Wall motioned to table discussion until the Select Board has reviewed.** Board Member Wilkens explained the process. Board Member Brown advised the Select Board needs to read the final document. Board Member Wilkens inquired if the ordinances will be on the Select Board agenda? Chairman Rollins explained his understanding, per discussion with Town Manager, is the ordinances will send off to Select Broad with the 3 versions. Board Member Bennett inquired if they need a vote? Board Member Wilkens advised is already submitted. There was discussion of the process and taking a vote. Board Member Bennett concurred that the vote to table is the correct move. Board Member Wall advised she will send to both Town Manager and Select Board. **Board Member Wilkens seconded motion to table discussion until Select Board has reviewed.** Board Member Brown voted no. Board Member Wilkens, Board Member Wall, Board Member Tripodi, Board Member Bennett and Chairman Rollins all voted yes.



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CEO Report

- CEO Hanson advise he has issued 2 building permits and 2 plumbing permits. He also advised he has issued 2 shoreland clearing letters and explained the clearing are close to the water and replanting will be required.
- CEO Hanson explained that from the discussion from SunRaise at the meeting, he will work with them on the application before the first Planning Board meeting in February.
- CEO Hanson advised he has visited the daycare and what he saw was good. He continued he will need to verify the number of children with the license, once issued. He also advised that the fire marshal has done has done their inspection but the permit has not been issued yet.

Future Schedule and Adjourn

Next Planning Board Meeting: February 8, 2022

Motion to adjourn meeting made by Board Member Wilkens

Motion seconded by Board Member Wall

There was no further discussion and the motion to adjourn was unanimously approved.

Respectfully Submitted,
Dawn Kilgore
Planning Board Secretary