



# Town of China

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

---

*Approved by Planning Board by a vote of 3-0 on July 26, 2022*

Planning Board Meeting

Meeting held in Meeting Room at China Town Office and via ZOOM

July 19, 2022

Begin 6:30 PM

Board members in attendance: James Wilkens, Natale Tripodi, Scott Rollins, Walter Bennett

Board members not in attendance: Toni Wall (leave of absence), Michael Brown

Attendees:

Assistant Code Enforcement Officer Nick French - Present

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 from July 12, 2022 Meeting**

- Board Member Tripodi motioned to approve minutes as written.
- Board Member Wilkens seconded motion.

All in favor. No further discussion.

Chairman Rollins explained he went through Chapter 2 today and made changes that were discussed. He continued that he went through Chapter 8 and based on an email from Town Manager Hapgood and the Town Attorney, there was still some concern regarding decommissioning. Chairman Rollins explained that the found information from Readfield's ordinance and incorporated that wording into the China ordinance. Chairman Rollins advised he would like to send to Town Attorney after the meeting and be able to take a final vote next week and be prepared for a public hearing after.

## **Chapter 8 – Solar Ordinance**

- Chairman Rollins advised of changes in red. Chairman Rollins explained to Board Member Wilkens that the definitions of small and medium scale were added in next to the table. He continued that in Resource, Shoreland and Steam Protection Districts, they are changing to “No” for medium and large-scale, principle use. He further explained that a roof-top with a CEO permit is allowed in all districts and the small-scale with a CEO permit is allowed in all. Chairman Rollins advised that there was some discussion last meeting with Board Bennett stating he would like to see a medium-scale accessory would be a “No” in protection district, where it is currently “Yes” with a Planning Board permit and a CEO permit in the Rural District. Board Member Wilkens will put up in more panels and feels a medium-scale is a good size. Chairman Rollins advise that a medium-scale is over 15,000, which is almost over 2 acres. Board Member Wilkens stated that could be an issue with CEO being able to track. Chairman Rollins inquired if they



# Town of China

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

---

should have medium-scale, accessory in the Rural district as a CEO permit instead of Planning Board? Board Member Wilkens advised large-scale needs to be Planning Board.

- Chairman Rollins advised of changes to application and review section. He explained new language from Readfield ordinance regarding what is needed for a site review. He further explained it was similar to the wording they had but gets into the energy and some aspects of the agreement with CMP or another energy provider. Board Member Wilkens advised some of the newer ones do not need an agreement with CMP anymore and gave an example. Chairman Rollins states he likes the idea that they have to have an emergency management plan, a stormwater plan, noise measurement and proof of financial compacity.
- Chairman Rollins advised of decommissioning language that covers land owner. Chairman Rollins advised used Readfield language for bond including the amount of the bond and having a bond review every certain number of years. Board Member Wilkens advised he likes the wording better. Chairman Rollins further explained that standards wording is the same, did keep language regarding pre-application meeting and submitting copies. Chairman Rollins continued that the China ordinance had split up by permit, CEO and Planning Board and Readfield's is split up by type of system. He states he added to approval standards for large and medium. Chairman Rollins explained that Readfield has a large set back compared to China and maybe something they want to think about with final vote. He continued it would be a big change if on roadway and Board Member Wilkens advised that is the biggest complaint, is being on or near a roadway. Chairman Rollins confirmed would be for medium and large. Board Member Wilkens could address how would face and issues with glare.
- Chairman Rollins explained there was discussion last meeting regarding fencing. He continued it basically comes down to fencing needs to be there. Chairman Rollins advised of language regarding screening and what is needed. He continued there is language regarding needing to go through an impervious assessment and maintenance. Chairman Rollins advised of alternative assessment, where they may need to be moved on property. Board Member Wilkens advised that they currently do with septic systems and do not see why they would not do with the solar arrays as well. Chairmen Rollins advised Readfield is only allowing of a 10% coverage small-scale. He continued to explain that the set back is closer. Board Member Wilkens commented he likes the wording of the section.
- Chairman Rollins advised of language regarding decommissioning and removal. He further advised that under Readfield's wording, if they are under 10% or more in production, they will need to decommission. Board Member Wilkens gave example of old satellite dishes that are still around because they were not required to be removed. **Board Member Wilkens motioned adopt the changes excluding Readfield specific references. Board Member Tripodi seconded motion.** Chairman advised will move on to Town Manager Hapgood and then on to the Town Attorney. All in favor. No further discussion. Board Member Wilkens advised is feeling better about the wording and covers the outstanding questions.

## Chapter 2- Land Use Ordinance

- Chairman Rollins advised he has reviewed the DEP letter. Chairman explained there was concern with identifying the correct permitting authority and Planning Board changed to CEO. He continued that on page 2-17, he added "solar energy systems" and confirmed is for principle use. Chairman Rollins explained lot coverage with structures of all types not covering over 15%,



# Town of China

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

---

should not exceed a combined total of 20% including impervious within the shoreland zone. Board Member Wilkens advised this was agreed upon and participants at the public hearing thought was good.

- Chairman Rollins explained regarding mobile home parks and states they had reduced in shoreland and were allowed to have smaller lots outside the shoreland. Board Member Bennett entered the meeting and Chairman Rollins advised of the discussion regarding the solar ordinance that had taken place at the start of the meeting. Board Member Wilkens advised the areas of concern were covered well. Chairman Rollins explained has been adopted since 2021 and is on Planning Board share point. He continued to advise that they voted to moved forward and will share with members once updated. Chairman Rollins advised they are currently reviewing Chapter 2.
- Chairman Rollins explained structures can be up to 15%, in the Shoreland and all other impervious is 5%. He continued that in the rural district, is not more than 20% of any lot and is not to exceed. He reiterated that cannot have more in Shoreland. Board Member Wilkens inquired into Stream Protection and advised there is a 75-foot setback. He continued that Rural could have Stream too. Chairman Rollins advised of change in Rural district where they are leaving structures at 20% and are not including the impervious. Board Member Wilkens comment counting impervious would have been difficult on a farm or gravel pit.

Chairman Rollins explained they will need to make sure all definitions are correct in Chapter 11.

**Board Member Wilkens motioned to move forward with the changes made. Board Member Tripodi seconded motion.** All in favor. No further discussion. Chairman Rollins advised he will move on to the Town Manager and Town Attorney.

Board Member Wilkens inquired into the timeframe to get back? Chairman Rollins explained he is hopeful would be soon and advised next meeting is on July 26<sup>th</sup>. Assistant CEO French advised there are no permits. Chairman Rollins continued they will need to finalize Chapter 11 next week. He further explained they would then hold the public hearing on August 4<sup>th</sup> for all 3 and then at the meeting on August 9<sup>th</sup>, they can address any issues or concerns and then vote to move on to Select Board for their August 15<sup>th</sup> meeting.

## **Future Schedule and Adjourn**

Next Planning Board Meeting: July 26, 2022

Motion to adjourn meeting made by Board Member Wilkens

Motion seconded by Board Member Bennet

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

Respectfully Submitted,  
Dawn Kilgore  
Planning Board Secretary