



# Town of China

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

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*Approved by Planning Board by a vote of 4-0 on September 13, 2022*

Planning Board Meeting

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

August 9, 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: Brent Chesley, Cathy Chesley, Mary Grow

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 July 26, 2022 Meeting and August 4, 2022 Public Hearing Minutes**

- Board Member Tripodi motioned to approve July 26, 2022 minutes as written. Board Member Wilkens seconded motion.
- Board Member Bennett motioned to approve August 4, 2022 Public Hearing minutes as written. Board Member Tripodi seconded motion.  
All in favor. No further discussion.

Chairman Rollins advised that Public Hearing was well publicized. He continued that they just need to move forward. Board Member Wilkens motioned to move Chapter 2 – Land Use and Chapter 11- Definitions, forward to the Select Board for their August 15<sup>th</sup> meeting. Chairman Rollins seconded motion. He commended the Planning Board Members for listening to what was said and making the necessary changes. He continued that they did good with dealing with the issues brought up by the DEP. All in favor. No further discussion.

Chairman Rollins explained there is no new business and that they will need to still work on solar ordinance. He commented that they may even need to start over. There was discussion on the Town Attorney having some concerns and reservations regarding the solar ordinance. Board Member Bennet advised it would be good to have a write up from the Town Attorney as to the concerns and reservations. Board Member Wilkens advised if they had beforehand, prior to the next meeting, they could bring ideas. Board Member Bennet advised the ordinance was complicated with Board Member Wilkens advising they don't want to make too complicated and the ordinance needs to be readable and understandable. Chairman Rollins advised it also needs to be defensible and they need to make sure is clear. Board Member Bennet commented that they need to make sure there are "no holes".



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Board Member Wilkens asked Assistant CEO French if there were any permits. Assistant CEO French advised there are 2 possible permits for the future but the applications have not been submitted yet.

Chairman Rollins explained that the next meeting is August 23<sup>rd</sup> and the Planning Board could begin to look at other issues such as short-term rentals. Board Member Wilkens thanked everyone for all their hard work.

### **Future Schedule and Adjourn**

Next Planning Board Meeting: August 23, 2022

Motion to adjourn meeting made by Board Member Wilkens

Motion seconded by Board Member Tripodi

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

Respectfully Submitted,  
Dawn Kilgore  
Planning Board Secretary