



# 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 26, 2023.*

## Planning Board Meeting

Meeting held in Portable at China Town Office Complex and via ZOOM

September 12, 2023

Begin 6:30 PM

Board members in attendance: Toni Wall, James Wilkens, Natale Tripodi, Elaine Mather

Board members not in attendance: Michael Brown

Attendees: Brent Chesley, Mary Grow

Code Enforcement Officer Zak Gosselin - Present

Board meeting opened by Chair Wilkens

Pledge of Allegiance to the American Flag

Chair Wall brought Board Member Tripodi into voting capacity.

Chair Wall introduced new Board Member Elaine Mather as the new District 3 representative until elections in November. Board Member Mather advised she filled out nomination papers to have her name be on the ballot. Mary Grow confirmed Board Member Mather's name will be on the ballot. Board Member Mather explained she was born and raised in Massachusetts, before moving to Nevada where she lived for 28-29 years. She continued that following the passing of her husband, she moved to Maine to be closer to family. She further explained that she has lived in China for 2 years and loves the community. Board Member Mather explained she chose China because she wanted her son to live in an area that was ideal for raising kids.

Chair Wall explained she raised her own son in China and moved to China when she was 18. She continued that she has been on the Planning Board for roughly 12-13 years.

Board Member Tripodi advised he has been on the Planning Board since 2010. He advised he is originally from New Jersey and has some relatives in Nevada. He continued that he has been on the Board for about 4 years.

Chair Wilkens advised has lived in China since 2000. He continued that he previously lived in Massachusetts. He explained he and his wife came to China to raise their children.

Chair Wall introduced new Code Enforcement Officer Zak Gosselin. CEO Gosselin advised he is from Massachusetts and is new to China, just moving to the area in February of 2023.

Chair Wall introduced Planning Board Secretary Dawn Kilgore, Mary Grow and Select Board Member Brent Chesley. Chair Wall explained briefly applicants for conditional use permit applications.



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## **Review/Approve Minutes August 8, 2023 Meeting**

- Chair Wilkens motioned to approve minutes as written.
- Board Member Mather seconded motion.  
Unanimously approved. No further discussion.

## **New Business**

- Chair Wall advised of new application for solar energy garden. Chair Wall advised of packet of information for Novel Energy Systems that was at Town Office for each member. She continued to explain that they have submitted an application for a solar energy garden on Moe's Mountain. Chair Wall asked CEO Gosselin to contact applicant to make sure they can be present at next meeting on September 26<sup>th</sup>. Chair Wall asked Planning Board Members to review packet since applicant went into detail on the project. Chair Wall provided directions to location for project.
- Chair Wall advised that Nick at Perennial Renewals has not submitted an application but is looking at putting in a solar system on Route. 32, across from the General store. Chair Wilkens advised of existing solar energy system that is also on Route 32. Chair Wilkens provided directions to existing solar energy system. He continued that using the gravel pits for these solar systems is a great idea. Board Member Mather questioned if existing system was done by Perennial? Chair Wilkens advised it was not and was done by SunRaise.

## **Planning Board Ordinance**

- Chair Wall explained a draft of the proposed Planning Board Ordinance was submitted to the Select Board. Chair Wall stated Attorney Meader did a nice job at adding more detail of what the Planning Board should do. Chair Wall explained she will provide copies of updated ordinance to Planning Board members for review. She further explained they should read with un-bias eyes and there are 2 sections that were revised. She continued they need to read before they have any discussion on it. Chair Wall advised the Planning Board Ordinance will be on agenda for 26<sup>th</sup> meeting. She continued to advise that the Planning Board Ordinance will not be on November warrant but will try to get on June warrant.
- Chair Wall advised that solar energy ordinance will be moved to June warrant. She explained that there will be discussion between the Planning Board, the Select Board and Attorney Meader regarding what do they want in a solar ordinance. Chair Wall advised she has read many of other towns solar ordinances. She continued they will have a meeting with Attorney Meader, but the meeting has not been scheduled yet.
- Chair Wall explained Planning Board meets the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of every month. Chair Wall advised she will meet with CEO Gosselin regarding application for Perennial Renewals since they will need to have public hearing. Chair Wilkens advised himself and Chair Wall will meet with CEO Gosselin to go over Planning Board processes. Chair Wall advised Board Member Mather that if she has any questions, she can call or email anytime. Chair Wall advised of MMA training that Board Member Mather will need to take. Board Member Mather stated she is signed



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up for the training. She explained she worked as an attorney in Nevada but is not licensed with Maine Bar. Chair Wall explained ordinances referenced Maine State titles and codes.

## **Future Schedule and Adjourn**

Next Planning Board Meeting: September 26, 2023

Motion to adjourn meeting made by Chair 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