

TOWN OF WARREN

Planning Board Meeting Minutes

Public Hearing

July 14, 2022

7:00 PM

Present:

Jason Tuorila, Chairman

Albert Overlock

Russell O'Bryan

Shawn Saindon- Vice Chair

Kenneth York

Thomas Watson

Melody Sainio Code Enforcement Officer & Planning Board Secretary Sara K. Davis

Watson recused himself for this portion on the meeting.

Public Hearing opened at 7:00p.m.

Item 1

Public Hearing Warren Meadow Solar Station- Glenvale, LLC – Off Wotton Mill Road (R13/R10 Lots 1, 66, 9, 70, & 1, 52, 1 53, 74

Representing Glenvale, James Lowery and Aiden Foley. Land owners John Hart and Thomas Watson. James gave an overview of the proposed project for those who haven't attended them previous meetings. The solar farm will span 675 of the 900+ acers leaving huge areas including the active quarry and mineral pit. There will be sixty three self-contained batteries the sizes of a shipping containers. Two hundred thousand solar panels. The substation location will connect to the existing CMP transmission line. Power produced will be enough to power over eighteen thousand homes for a year. A noise study was completed and given to the board. An additional amount of trees will be left as a visual buffer. There is a decommissioning bond that is reviewed on a five year basis. The Carol Road extension is being rerouted around the project so everyone will have access to their land.

Joseph Terrier, representing himself and additional land owners that were unable to attend the meeting. Would like to know how much this project will depreciate the land/homes values around the project. He has studies from

RI and MA that show a 2-10% decrease in property value. He also wants to know how they can approve it without a solar ordinance in place.

Ike Johnson, asked if there would be a tax abatement on Wotton's mill road for the increased traffic.

Hank Read, asked why the Board is proceeding with the project it's larger than all of Crawford pond, when there is an ordinance under development. How will the Town benefit from this? Tax evaluation, how will that work, and how big is the bond, what kind of guarantee that it gets cleaned up and will trees be replanted.

Molly Bennet, Road needs to be replaced every couple of years, they are going to cause a lot of damage to the narrow road. Who can shut off the system in case of fire? She is also concerned about additional wind from the clearing of the land, they have a lot of power outages on Eastern Road.

Kerry, where are the solar panels coming from, slave labor in China?

Paula, (last week submitted questions to the Board, they were forwarded to Glenvale and sent back with replies, this is available to her and will additionally be on the website.) She would like the Planning Board to take their time with all the details and make sure this huge project is done properly, we don't want a repeat of the Rifle Range.

Mark Bennett, 100's of diesel trucks will be making trips, cutting of trees and the batteries are not good for the environment.

Sara Andrews, how many batteries, solar panels. How long do they last? Who is going to clean it all up at the end of its lifespan?

Ed LaFlamme, wants to remind the Board that a bond was put up for the Rifle Range. He would like to see the details for the bond before approving. All the details are important.

John Hart, has owned the property for 65 years. In 2019/2020 he started to seriously consider retiring and was looking for options to continue use of the land. He was contacted by folks that wanted to turn it into a golf course, windmills, hunting camps etc. He has been working with Aiden a long while now and trusts that he will do a good job with this project, he's trustworthy, and knowledgeable. He believes this is a good location for the project, no new CMP lines because of the location, not using farm land and being an eye

sore because it will be hidden by the trees on all sides and will not be visible from the road. He believes it will be an asset to the Town for a long time.

Tuorila, once an application is received the Board has to look at the Ordinance that would fit for the project if it's not specifically listed. In this case they will be using the Land Use Ordinance. There was another project proposed by the Prison Farm and talk of a moratorium but it was never started by residents. The Solar Ordinance being worked on would not raise any red flags for this project. The Board's vote for this project will not be based on whether the Board agrees or disagrees with the project, their job is to make sure it fits in the Ordinance that the Residents approved.

Molly asked if there is still time to change the ordinance to stop the project.

Rick, there is still ample area for hunting, snowmobiling etc. available to residents.

Jeff Palmer asked how the residents were notified of the project. There were notices posted, in the paper and on the town's website. Letters were sent to residents who are within 500 feet from the project.

Paula asked if Glenvale was asking for a tax break, not at this time.

Andrea Hart mentioned that 1% of the Warren Residents came to the last Town Meeting. All Ordinances for the Town are voted on by residents at these meetings.

Jim Murphy- Tax assessor for the Town of Warren. Hart has already paid a penalty for taking property out of tree growth for \$12,000 they will have an additional 30 to 35 thousand fee. They have not asked for a tax break or a tax increment financing known as "TIF". If they request one it will need to be approved by the residents and then negotiated between Glenvale and the board of Selectmen. The TIF would protect the Town from losing state revenue sharing and would then be paying more of RSU40's budget due to higher valuation after the two year lag has expired. Murphy, needs information presented to him to give an answer if the property values would be reduced to abutting residents. The road being used would not warrant a temporary reduction in taxes. Mike York, Town may not want to do a TIF because the 50/50 split is already locked in.

Aiden Foley, these big solar projects it is Maine law to hold a Bond for decommissioning, which is reviewed every five years. There are State, Town and Federal permits that must be followed for the project. He asked that

they not be held responsible for the Rifle range project that was done improperly twenty years ago. All permits, applications, plans are available on the website for anyone to review. Maine is the only state that requires that all material be recycled and not taken to a landfill. The meadows will be mowed twice a year. The Planning Board is upholding the Ordinance for the Town. The lifespan for the project is a minimum of 20 years with the plan for 35 years. They do not plan to keep the project permanently they will partner with other investors. The projects that reduced property value were in poor locations, highly visible right in peoples front yards. This is designed to blend in. The batteries are 8x8x53 behind a wall. It is premature to talk about a TIF. They have signed a guarantee with CMP or face a penalty. An estimate of \$831,000 in additional property taxes for Warren the first year.

Fire safety, the containers are designed to be self-contained and put themselves out. Normally a project will pay for additional training for the fire department. Fire department and CMP will have access to the site.

The power would be produced and sold for 3.2cents per kwh to CMP. Road Bonds would be set by the Planning Board, they plan for daily street sweeping for the increase in dirt brought out from the project road.

Wind should not be an issue coming from the project site, or DEP would have made it a stipulation. The Midcoast having new line it would be less likely and very rare to have an outage.

Laws in the US do not allow slave labor solar panels, nor would they want them.

The questions from Paula along with the answers will be posted to the website and available to all who wish to read them.

As far as recreation, hunting, hiking, off road vehicles, it is the individual land owners choice to allow people on their property. The recreational trails will connect around from Hart Road through to Western part of the site.

All of the project will be fenced in. There will be more roads added. Existing stream crossings will be used. Hart, There will be restrictions on hunting and for access to the federally regulated quarry.

Will there be an additional cost to the Town to protect your project? The Project will pay taxes and therefore be entitled to municipal services, such as the Fire Station. Fire Chief Andrews said it's more likely to have an

accident in Town with a tesla battery. He would ask that all the Roads out there be named so they can find their way around if needed.

Saindon, if ownership changes who is accountable? The project will always be Warren Meadows Solar Station LLC that would carry to the next owner. They would sign a contract and be responsible.

These larger projects are more efficient because they provide more, the power can be sold for less. You can only have so many in one area because CMP's equipment is only able to take so much. There are one or two more project that he knows of that are solar specific.

Public Hearing closed at 9:14

Watson joined the Board

Item 2

Open tonight's meeting and establish a quorum.

Call to order at 9:16 p.m. by Chairman Tuorila

Item 3

Public input: limit to ten minutes.

None

Item 4

Old Business

a. Warren Meadow Solar Station – Glenvale, LLC – Off Wotton Mill Road
(R13/R10 Lots 1, 66, 9, 70 & 1, 52, 1, 53, 74)

ACTION:

Motion by Saindon; second by Overlock to table application to allow the Board more time to review new information from tonight's Public Hearing.

Vote: 5-0-1 Watson

Item 5

New Business

- a. Thomas Helms – Rebuilding shed destroyed by falling tree Shoreland Zone - 186 Birch Lane (R03-039)

Helms, had a tree come down on his shed, destroying it. He would like to rebuild. He would like to expand it a little away from the water to accommodate kayaks. Board agrees that the max one time expansion may not be larger than 30% of the Total square footage according to the ordinance.

ACTION:

Motion by O'Bryan; second by York to approve Thomas Helms – Rebuilding shed destroyed by falling tree Shoreland Zone - 186 Birch Lane (R03-039) up to the max allowed one time expansion.

Vote: 6-0

- b. Jim Kinney– Establish major subdivision – Depot Road (U08-008-001)

Kinney purchased eleven and a half acres of land, five and a half are gravel pit that has been used of all material. He would like to have a house lot for himself and another for a friend. Because of the previous split that puts him in Major subdivision. All lots will connect to Depot and will not need paving. There will be no need for a pond because it's within 1,500' from a wet hydrant. Density requirements will need to be met. Board asks that he makes sure that all boxes are checked for the Subdivision Ordinance.

Site walk to be held Thursday August 11th at 6:00p.m.

ACTION:

Motion by O'Bryan; second by Saindon to Table Jim Kinney– Establish major subdivision – Depot Road (U08-008-001)

Vote: 6-0

- c. Jeffrey Sholes– Establish a Medical Marijuana Caregiver Storefront – 1288 Camden Road (R10-059)

Sholes would like to build a 16x24 building to have a retail Medical Marijuana caregiver storefront. Staffed by no more than one or two employees. Board would like to see more detail, including setbacks. The building can be no greater than 20% of the property lot.

ACTION:

Motion by Saindon; second by Watson to Table Jeff Sholes–Medical Marijuana Caregiver Storefront – 1288 Camden Road (R10-059) and schedule a site walk for August 11th at 6:30

Vote: 6-0

d. Steven M. & Dawn L. Pelletier – move the structure back and add a full basement at 12 Loon Lane (R09-053)

Postponed until August meeting.

e. Gray's Oil – Establish propane bulk storage at 17 Depot Road (U08-012)

Grays would like to add a bulk propane facility consisting of one 30,000 gallon propane tank. The tank is 47 feet long and 11 feet in diameter. They already have a permit from the State.

ACTION:

Motion by O'Bryan; second by Watson to table Gray's Oil – Establish propane bulk storage at 17 Depot Road (U08-012) and schedule site walk for August 11th at 5:45p.m.

Vote: 5-1 Overlock

f. Patriot Holdings, LLC. – Expansion of All Purpose Storage – Route 97 (R01-044-001)

The applicant currently has 8.6% of lot coverage and is looking to expand to 19.9% coverage (max allowed is 20%) seven new buildings.

Abutting neighbor Jeff Grindle is very concerned with the water run off caused by the original storage buildings. Charles Maxey, the water is unbelievable that runs across Jeff's property.

Eric Perry, is concerned about the noise, dust, trash and lighting (maybe have a dim or motion activated settings)

Abutters would like fencing to obstruct the view of the bright orange units, and lights.

Board would like a storm water management report done.

ACTION:

Motion by Overlock; second by O'Bryan to table Patriot Holdings, LLC. – Expansion of All Purpose Storage – Route 97 (R01-044-001) until a storm water management report is completed.

Vote: 6-0

Item 6

Update on Solar Ordinance

Next meeting is in two weeks they are one or two months from it being ready for voting on.

Item 7

Reading and approval of previous minutes June 9th 2022 & July 7th 2022

ACTION:

Motion by O'Bryan; second by Watson to table previous minutes June 9th 2022 & July 7th 2022

Vote: 6-0

Item 8

Concerns of the Board and CEO

None

Item 9

Adjourn

ACTION:

Motion by Watson; second by York to adjourn the meeting at 10:09p.m.

Vote: 6-0

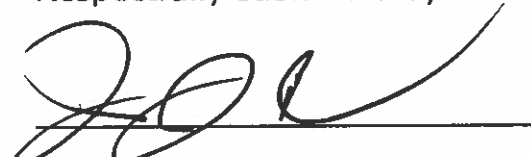
Meeting opened back up at 10:13 to complete finding of facts.

ACTION:

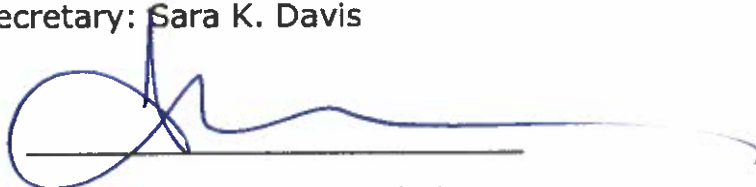
Motion by Watson; second by O'Bryan to adjourn the meeting at 10:15p.m.

Vote: 6-0

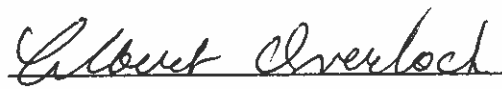
Respectfully submitted by Board Secretary: Sara K. Davis



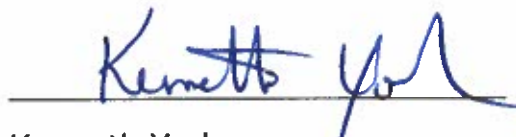
Jason Tuorila, Chairman



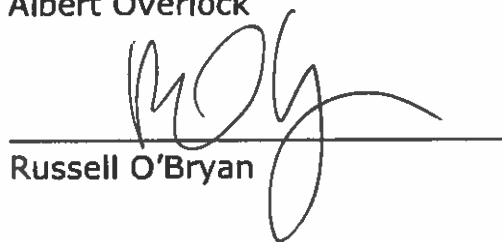
Shawn Saindon- Vice Chair



Albert Overlock



Kenneth York



Russell O'Bryan



Thomas Watson