



Town of China

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

Approved by Planning Board by a vote of 5-0 on March 15, 2022

Planning Board Meeting

Meeting held in meeting room in Town Office and via ZOOM

March 8, 2022

Begin 6:30 PM

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

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

Attendees: Brent Chesley, Mary Grow, Scott Anderson, Kevin Corbett, Joe Marden, Steve Green

Code Enforcement Officer Jaime Hanson 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 February 22, 2022 Meeting

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

All in favor. No further discussion.

Public Hearing - Phase 2 expansion of Route 3 Solar Project

- Chairman Rollins opened the public hearing at 6:37pm for comment from the public. CEO Hanson confirmed he has not received any calls or emails regarding the project. Chairman Rollins closed the public hearing at 6:38pm.
- Chairman Rollins advised the application was voted as complete at the previous meeting on 2-22-2022 and they can move on to reviewing the 15 criteria.

Criteria

1. Criteria 1 and its responses were read aloud. Board Member Wilkens motioned for approval of Criteria 1 as complete. Board Member Tripodi seconded motion. No further discussion. Unanimously approved.
2. Criteria 2 and its responses were read aloud. Board Member Tripodi motioned for approval of Criteria 2 as complete. Board Member Wilkens seconded motion. No further discussion. Unanimously approved.



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3. Criteria 3 and its responses were read aloud. Chairman Rollins motioned for approval of Criteria 3 as complete. Board Member Wilkens seconded motion. No further discussion. Unanimously approved.
4. Criteria 4 and its responses were read aloud. Board Member Wilkens motioned for approval of Criteria 4 as complete. Chairman Rollins seconded motion. Board Member Bennet inquired if they are required to provide screening and inquired into what would the project look like on Route 3? He continued that he would like to have some type of commitment to screening on the project. Chairman Rollins advised they can put in a condition. Mr. Anderson explained the proposed plantings on the site plan and explained there are simulations show the street view and the western boundary. Chairman Rollins commented that they can put a condition that landscaping needs to be maintain. Mr. Corbett advised there is a landscape plan that is part of the project plan. Board Member Bennet advised he would like to have a commitment the plan will be followed. CEO Hanson displayed the landscaping plan on the screen. **Condition: Need to follow landscape plan.** No further discussion. Unanimously approved.
5. Criteria 5 and its responses were read aloud. Board Member Wilkens motioned for approval of Criteria 5 as complete. Chairman Rollins questioned if the anti-reflective coating is used for all projects or is standard on all panels? Mr. Corbett explained it standard on all panels. Board Member Wilkens inquired if decibels are within state standards? It was advised that there was a sound study done with the previous project. Mr. Anderson advised they are within state standards and explained the site does not make noise when in operation. No further discussion. Unanimously approved.
6. Criteria 6 and its responses were read aloud. Board Member Wilkens motioned for approval of Criteria 6 as complete. Board Member Tripodi seconded motion. No further discussion. Unanimously approved.
7. Criteria 7 and its responses were read aloud. Board Member Wilkens motioned for approval of Criteria 7 as complete. Chairman Rollins seconded motion. Board Member Bennet inquired if they need an appraiser? Chairman Rollins advised they are not required to have an appraisal? Board Member Bennet voiced his concern about property values. Mr. Anderson explained the standard and how the project is not detrimental to the properties. Board Member Bennet advised he would not want to see the project form his property if he was an abutter. He continued that he would like to have a buffer. Chairman Rollins reiterated that notices were sent to the abutters. Chairman Rollins advised if the project had lights, fumes, etc. of a detrimental effect that could affect property values. There was discussion on the view from different locations of the property. No further discussion. Unanimously approved.
8. Criteria 8 and its responses were read aloud. Chairman Rollins motioned for approval of Criteria 8 as complete. Board Member Wilkens seconded motion. No further discussion. Unanimously approved.



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9. Criteria 9 and its responses were read aloud. Board Member Wilkens motioned for approval of Criteria 9 as complete. Chairman Rollins seconded motion. No further discussion. Unanimously approved.
10. Criteria 10 and its responses were read aloud. Board Member Tripodi motioned for approval of Criteria 10 as complete. Chairman Rollins seconded motion. No further discussion. Unanimously approved.
11. Criteria 11 and its responses were read aloud. Board Member Wilkens motioned for approval of Criteria 11 as complete. Chairman Rollins seconded motion. No further discussion. Unanimously approved.
12. Criteria 12 and its responses were read aloud. Chairman Rollins motioned for approval of Criteria 12 as complete. Board Member Wilkens seconded motion. Board Member Bennet inquired into fire protection? Mr. Corbett stated since it is electrical, they do not use water. He continued to explain they meet with Fire Department and go over what would happen in the event of a fire before the project is operational. No further discussion. Unanimously approved.
13. Criteria 13 and its responses were read aloud. Board Member Wilkens motioned for approval of Criteria 13 as complete. Chairman Rollins seconded motion. No further discussion. Unanimously approved.
14. Criteria 14 and its responses were read aloud. Chairman Rollins motioned for approval of Criteria 14 as complete. Board Member Wilkens seconded motion. No further discussion. Unanimously approved.
15. Criteria 15 and its responses were read aloud. Chairman Rollins motioned for approval of Criteria 15 as complete. Board Member Wilkens seconded motion. No further discussion. Unanimously approved.

Board Member Wilkens motioned all 15 criteria have been met with conditions. Chairman Rollins seconded motion. No further discussion. Unanimously approved. Mr. Anderson thanked the Planning Board.

Chapter 8 - Solar Energy Systems Ordinance

- Chairman Rollins explained they have 3 ordinances to finalize. He continued to explain they need to get the finalized ordinances to the Select Board prior to the Select Board's April 11 meeting. Board Member Wilkens questioned if the Select Board has voted? Chairman Rollins advised the Select Board sent back Chapter 2 and Chapter 11. Chairman Rollins advised he did find the version that Board Member Wall had made with DEP required changes and advised they will need to hold public hearing. He continued that he was unable to find the version where the definitions that had been changed and only found the solar ordinance. CEO Hanson advised of the changes he found that were required.



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- Board Member Wilkens stated they will need to have meeting to work on to which Chairman Rollins suggested having weekly meeting. There was discussion on what changes might still be needed.
- Chairman Rollins advised they might want to review Attorney Meader's letter. Board Member Wilkens explained the attorney cannot make a change, only the Planning Board can. CEO Hanson advised Attorney Meader reviewed and advised of her concerns in her letter. Board Member Wilkens explained the Planning Board usually requests the attorney review if they feel it is needed and have a budget for it. CEO Hanson explained the attorney got involved due to landscaping. Chairman Rollins stated visual impact standard is not enforceable to which Board Member Wilkens responded they can make a condition of the permit.
- Board Member Wilkens motioned to keep Solar ordinance as is, with no changes. Board Member Tripodi seconded motion. CEO Hanson confirmed they do not need 2 weeks' notice. Board Member Wilkens suggested having one public hearing for review and comment of all 3 chapters.
- It was discussed and decided to meet on March 15th to go over definitions and Chapter 2. CEO Hanson confirmed he does not have any applications for the Board to review. Chairman Rollins advised he thinks Chapter 2 will be easiest to review and states he will resend the letter from the DEP. CEO Hanson advised he can add to group share as well. Chairman Rollins explained he will go through Chapter 2 and create a clean version. He continued to explain they will want to go through to make sure it is correct and is what was agreed on.

CEO Report

- CEO Hanson advised that he has issued 4 building permits, 1 permit for clearing and a plumbing permit. He continued that he currently has 2 building permits to review. He also advised that he has done multiple inspections over the last 2 weeks.
- CEO Hanson explained he has not had any violations and there has been no paperwork sent to the court. He advised of the inspection warrant that was executed on the Hanson Road. He continued that per the Sheriff, the individuals have been removed from the property. CEO Hanson advised that the property is not livable.
- CEO Hanson stated he will be checking with Select Board regarding dangerous buildings in town.
- CEO Hanson explained he has been having the clerks help him with the permits and this has been extremely helpful in keeping permitting up to date. He also advised he has continued to do inspections as the construction in town has not stopped

Chairman Rollins recommended that the Planning Board Members review the Planning Board ordinance and see if there are any changes that need to be made. He continued that the last changes were in 2008. Chairman Rollins also advised that masks are not mandated at meetings.



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Future Schedule and Adjourn

Next Planning Board Meeting: March 15, 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