



Town of China

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

Approved by Planning Board by a vote of 4-0 on March 23, 2021

Planning Board Meeting
Meeting held Via ZOOM
March 9, 2021
Begin 6:30 PM

Board members in attendance: James Wilkens, Randall Downer, Natale Tripodi, Scott Rollins
Board members not in attendance: Toni Wall
Attendees: Brent Chesley

Code Enforcement Officer Jamie Hanson present

Board meeting opened by Chairman Downer
Pledge of Allegiance to the American Flag

Chairman Downer brought Board Member Tripodi into voting compacity.

Review/Approve Minutes from February 23, 2012 Meetings

- Board Member Wilkens motioned to approve minutes as written.
 - Board Member Rollins seconded motion.
 - Corrected some grammatical errors in board member names.
- All in favor. No further discussion.

Continued Discussion: Shoreland Stabilization

- Chairman Downer advised Denise Bruesewitz from Colby College will be available for next meeting on March 23rd to help the Planning Board to better understanding the issues regarding Shoreland Stabilization. There was discussion on some language in New Hampshire on Shoreland Stabilization being similar to the needs for the East Basin which is the focus.

Continued Discussion: Solar Ordinance

- The Planning Board reviewed the Washington Land Ordinance proposals information. Chairman Downer advised Denise will bring more language information with her. Chairman Downer commented that the changes in State law in 2016 does not seem to be reflected in shared document but is reflected in current document they are working on. Private use was noted in the documents as 5000 sq. ft. Board Member Wilkens commented that he liked boundaries on page 8 regarding the requirements for a vegetative buffer. Board Member Wilkens also advised that information makes mention of parking lots which is not something the Board has discussed previously.
- Chairman Downer mentioned that #12 talks about stormwater. Chairman Downer inquired if it would be acceptable to uses #11 & #12 as they stand? There was a brief



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discussion on the verbiage and if it aligns with current China ordinance language. CEO Hanson shared his screen showing both Washington and China for comparison.

- There was discussion regarding the maximum height. Chairman Downer suggested that they would want to keep below 40 ft and gave the example of the panels on Washington Street, behind Colby are 28ft. He also inquired into the maximum height on Rte. 32 and Rte. 3 solar projects to which CEO Hanson responded that they are only about 9 or 10ft.
- Board Member Rollins advised he liked #5 regarding design standards and reflections. Board Member Wilkens explained the Board did talk about reflection off the panels on the 2 previous solar projects. – Chairman Downer confirmed that the concern was the reflection onto Rte. 3 in the early morning. Chairman Downer expressed the desire in keeping with something along the same lines of the designs is justified. Board Member Rollins, Board Member Wilkens and Board Member Tripodi were in agreement they should do something along the same lines.
- Board Member Wilkens inquired if there was anything about decommissioning? It was advised that is in section 9 current ordinance they are working on, under “Removal and Abandonment”. Chairman Downer wanted clarification that any business that moves into China will need to have approved plan for decommissioning? Board Member Rollins questioned if there is anything in ordinance for any other structure? Chairman Downer stressed it needs to be in the ordinance. Board Member Wilkens stated they should have an erosion control plan as part of decommissioning for CEO to approve. CEO Hanson stated, in another town’s ordinance, they had written the need for a review by a consulting engineer. Chairman Downer explained is implied in China ordinance that CEO has the right to request an engineer consult. Board Member Rollins inquired if DEP has information on erosion control measures? CEO Hanson advised they have some. There was discussion of possible language stating “based on DEP best management practices and approved by the CEO”. Board Member Wilkens questioned that on the final exit, could CEO do a walk through? CEO Hanson states that he feels this should be part of permit and be required. Board Member Tripodi stressed this requirement should be in writing. CEO Hanson explained would be part of check list of conditional use permit, requiring final site visit. Board Member Rollins states they would want to see that the applicant has a decommissioning plan in place before the permit issues. CEO Hanson advised it should have a review after construction and after decommissioning for stabilization. There was discussion on decommission costs and ways to handle if in default. Board Member Rollins stated the Town could put a lien on the property to do clean up, they have the right. CEO Hanson explained would fall under non-confirming and would be a violation.
- CEO Hanson explained they need to be specific in the end condition. He gave the example of just cutting post off, would be cost-effective but would not be able to use land for farming. Board Member Wilkens suggested that under physical, they could say “above and below ground”. CEO Hanson advised physical removal is very broad and



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commented adding “all components of the system”. He explained they could have buried wiring and supports. He continued that structures would be buildings. CEO Hanson stressed it needs to be inclusive. Chairman Downer questioned if it is a commercial site that they are turning into a residential, would they need to take everything down and put back up? CEO Hanson advised they could use lines from previous if that was agreed upon. He states as long as it suits the ordinance and suits the use, it would be fine.

- Chairman Downer made reference back to grid in draft ordinance, and questioned that uniform small and medium accessory use appear to be identical. Do we want them the same? CEO Hanson stated there could be other ways they are different. Board Member Rollins inquired the standards might be different? There was an extensive discussion on the possible differences and similarities in regard to small and medium accessory use. Board Member Rollins found difference in roof mounted. Chairman Downer stressed they need to consistent in terminology. The decision was made to have accessory roof mounted and accessory ground scale and to remove the small and medium. Chairman Downer explained they have always used the area of the solar array for size instead of wattage. Board Member Wilkens commented that medium and large is subjective and should be in the chart. CEO Hanson advised they can define terms at the beginning. Board Member Rollins states that the standards were all the same. CEO Hanson should define rooftop and ground mounted since they have different treatment. He advised ground mounted count for impervious area. CEO Hanson referenced Washington ordinance definition. There was a discussion on panel positioning and area. CEO Hanson advised should keep maximum square footage. Board Member Rollins suggested they could just say up to 5000 sq. ft for a combined small and medium scale. CEO Hanson advised of a building permit today for a ground mounted solar array. CEO Hanson confirmed 5,000 sq. ft is a safe size. Chairman Downer gave the example of a farm being able to easily use up to 4000 sq. ft by covering barn roof. Board Member Rollins questioned what if a landowner if wanted to use a larger area? They could go with principle use and the higher standards. CEO Hanson advised that roof mounted would still need to go the review process. CEO Hanson explained he has become aware of a plastic film that can cover the panels and still allow for panels to function. Board Member Rollins explained that there is no difference than a metal roof and not causing issue to neighbor.
- Chairman Downer confirmed there is a consensus of the Planning Board Members to combine small and medium with a cap at 5000 ft.

CEO Report

- CEO Hanson advised has issued 6 new building permits including 2 new plumbing permits for the same houses. He advised Hannaford is updating signage and is still confirming as they are changing the color scheme and going slightly smaller.
- CEO Hanson explained on the conditional use permit for Nichols storage that they will be starting on construction of 1st building within the 1st-3rd weeks of March. CEO Hanson is



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within year and conditional use permit has not been issued yet. CEO Hanson advised he will get permit ready for Chairman Downer to sign. He continued that the plan is that they will put in 40X60 unit first and will put in 2nd building at a later date. Board Member Wilkens inquiring if there had been any response during the 30-day appeal. CEO Hanson confirmed there had been none.

- Chairman Downer inquired if the plumbing work at the child care facility had been completed? CEO Hanson advised he will follow up.
- CEO Hanson inquired regarding Fire Rd 11 road work that was permitted if anyone knew the status of the project? Chairman Downer confirmed Fire Rd 11 permit was need because over 1000 of fill. CEO Hanson states he will look into.
- CEO Hanson advised will pull language from the Washington ordinance into the China solar ordinance.

Future Schedule and Adjourn

Next Planning Board Meeting: March 23, 2021

Motion to adjourn meeting made by Board Member Wilkens

Motion seconded by Board Member Rollins

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

Respectfully Submitted,
Dawn Kilgore
Planning Board Secretary