



# 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 5-0 on April 26, 2022*

Planning Board Meeting

Meeting held in portable building and via ZOOM

April 12, 2022

Begin 6:30 PM

Board members in attendance: Natale Tripodi, Scott Rollins, Walter Bennett (via ZOOM)

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

Attendees: Brent Chesley, Cathy Chesley, Mary Grow, Suzanna Brennan

Code Enforcement Officer Jaime Hanson not 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 March 22, 2022 Meeting**

- Board Member Bennett motioned to approve minutes as written.
- Board Member Tripodi seconded motion.  
All in favor. No further discussion.

## **New Conditional Use Application: New Owner/Change of Use at 241 ME-3 (Savage Nutrition) Nutritional Teas and Meal Replacement Shakes**

- Chairman Rollins explained they can review the conditional use permit for Savage Nutrition. Ms. Brennan explained that the type of business is flavored teas and protein shakes. She continued that nothing has not change, everything is still the same including products and pricing. She continued that the only change is a change in ownership.

## **Criteria**

1. Criteria 1 and its responses were read aloud. Chairman Rollins 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 Bennett motioned for approval of Criteria 2 as complete. Chairman Rollins seconded motions. No further discussion. Unanimously approved.
3. Criteria 3 and its responses read aloud. Board Member Tripodi motioned for approval of Criteria 3 as complete. Chairman Rollins seconded motion. No further discussion. Unanimously approved.



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4. Criteria 4 and its responses were read aloud. Board Member Tripodi motioned for approval of Criteria 4 as complete. Chairman Rollins seconded motion. No further discussion. Unanimously approved.
5. Criteria 5 and its responses were read aloud. Board Member Tripodi motioned for approval of Criteria 5 as complete. Chairman Rollins seconded motion. Board Member Bennett questioned if there would be any fumes or odors? Ms. Brennan advised there are no fumes or odors produced by the operation of the business. No further discussion. Unanimously approved.
6. Criteria 6 and its responses were read aloud. Board Member Tripodi motioned for approval of Criteria 6 as complete. Chairman Rollins seconded motion. No further discussion. Unanimously approved.
7. Criteria 7 and its responses read aloud. Board Member Bennett motioned for approval of Criteria 7 as complete. Chairman Rollins seconded motion. No further discussion. Unanimously approved.
8. Criteria 8 and its responses read aloud. Chairman Rollins motioned for approval of Criteria 8 as complete. Board Member Bennett seconded motion. No further discussion. Unanimously approved.
9. Criteria 9 and its responses read aloud. Board Member Bennett motioned for approval of Criteria 9 as complete. Chairman Rollins seconded motion. Board Member Bennett requested confirmation that the business has not changed? Ms. Brennan confirmed there is no change in the business. No further discussion. Unanimously approved.
10. Criteria 10 and its responses read aloud. Chairman Rollins motioned for approval of Criteria 10 as complete. Board Member Tripodi seconded motion. No further discussion. Unanimously approved.
11. Criteria 11 and its responses read aloud. Board Member Bennett 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 Tripodi seconded motion. No further discussion. Unanimously approved.
13. Criteria 13 and its responses were read aloud. Chairman Rollins motioned for approval of Criteria 13 as complete. Board Member Tripodi seconded motion. No further discussion. Unanimously approved.



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14. Criteria 14 and its responses were read aloud. Board Member Bennett motioned for approval of Criteria 14 as complete. Chairman Rollins seconded motion. No further discussion. Unanimously approved.
  15. Criteria 15 and its responses were read aloud. Board Member Tripodi motioned for approval of Criteria 15 as complete. Chairman Rollins seconded motion. No further discussion. Unanimously approved.
- Board Member Bennett motioned all 15 criteria are complete. Board Member Tripodi seconded motion. Unanimously approved.
  - Ms. Brennan advised that the hours are Monday through Friday 6 to 3 and 6 to 2 on weekends. Chairman Rollins inquired into the number of entrances and how many are in use. Ms. Brennan advise they are currently using both entrances. Chairman Rollins advised CEO Hanson will be in touch regarding the permit.

## Chapter 2- Land Use Ordinance

- Chairman Rollins advised that they should at least go over the high points of hearing and comments that they received. He continued they can have another discussion when the rest of the board members are present. He stated there was a lot of concern with the 15% & 20%. Chairman Rollins advised there were 3 written comments and he wants to make sure they have all comments. He continued that it will take a few meetings for the Planning Board to go over everything. Chairman Rollins stated there is a need to adjust the lot sizes due to new requirements and suggested 20% in shoreland and possibly 30% in rural. He explained that at a minimum they should to go to 20%. Board Member Bennett explained that what he took from the comments is China is stricter and questioned why? He suggested to keep 15% for structures. Chairman Rollins advised that is an option. Board Member Bennett expressed his concern of having the view of the lake blocked. Mr. Chesley advised he made the suggestion at the public hearing of keeping 15% for structures. There was discussion on keeping the keeping 15% for structures and changing the impervious area to 10%. Chairman Rollins stated it is still stringent but not more.
- Chairman Rollins brought up looking at some properties to see the effect of 15% for structure. Mr. Chesley advised can only go up to what DEP has. Chairman Rollins explained that they would only do the 5% for impervious. Mr. Chesley voiced his concern that he is not sure if 30% is enough in the rural district. It was advised that there are stormwater laws and a phosphorus ordinance that would take care of some issues with lot coverage. Chairman Rollins stated the 20% in the rural would harm gravel pits that exist in the rural district. Board Member Bennett inquired why would we care if is a structure or a driveway? Chairman Rollins stated that from letter, from DEP, is just for shoreland zone. He suggested 15% for structures and 5% for impervious. Board Bennett inquired what if they don't change? Mr. Chesley advised that they could let stormwater laws handle impervious and suggested reviewing land use ordinance.
- There was discussion on stormwater law regarding acreage and when need to treat water for contaminates. It was advised that in some cases phosphorous credits can be purchased but is not



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encouraged. It was explained that in some cases they have to treat 100% of all runoff and cannot have any export of phosphorous.

- Chairman will discuss the specifics once all members are in attendance and explained they need to make sure is good for voters. Board Member Bennett advised that given the criticism with timing, they need to give lead time to get the public involved. He continued that he would like to get a good cross-section of comments and to make sure everyone has a fair say. Chairman Rollins explained that once the Planning Board has revised, they will have another public hearing to get comment on changes before the ordinances are sent to the Select Board for review. It was stated that having the comments from the property owners on the lake would be beneficial. Board Member Bennett suggested sending out notices. Chairman Rollins advised the ordinances will remain on the agenda until moved on to the Select Board. Mr. Chesley explained that the unfortunate thing is people don't pay attention and that they are not concerned with changes until it affects them.

## **Chapter 8- Solar**

- Chairman Rollins explained they may want to discuss lot size on solar. There was some discussion on how the solar panels are counted. Board Member Bennett inquired into what problems that they might run into? He also advised he has not closely inspected a solar panel and is concerned about the solar panel construction based on comments from the public hearing. Board Member Tripodi advised that there was a site visit for the Route 32 site during the conditional use permit review. Chairman Rollins suggested that they could do another site visit of the Route 32 location to see how it operates. Board Member Tripodi expressed his concern with the property consumption and the size of the facilities. Board Member Bennett raised the concern regarding the appearance. He states it needs to look decent. Board Member Tripodi advised there needs to be more vegetation to conceal. Chairman Rollins raised the question that if they have an area that is good, do you want to limit? Board Member Tripodi questioned what does the town gain? Chairman Rollins advise that is not the Planning Board charge. Board Member Bennett states he does not Route 3 to become an industrial strip. There was discussion on a moratorium on commercial solar. Mr. Chesley advise has limited to large size. Chairman Rollins states hew will speak with CEO Hanson regarding a site visit to Route 32 property. Board Member Bennett advised he would like more information that is not coming directly from the applicant.

Chairman Rollins advised of training opportunities with MMA and will obtain link for the board members to review the trainings offered.

## **Future Schedule and Adjourn**

Next Planning Board Meeting: April 26, 2022

Motion to adjourn meeting made by Board Member Bennett

Motion seconded by Board Member Tripodi

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

Respectfully Submitted,  
Dawn Kilgore



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Planning Board Secretary