



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 April 27, 2021

Planning Board Meeting
Meeting held Via ZOOM
April 13, 2021
Begin 6:30 PM

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

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 March 23, 2021 Meeting

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

Planning Board Chair Comments and Priorities

- Downer advised the 2 ordinance, Shoreland Stabilization and Solar Ordinance, that are currently under discussion and possibly tighten up what a structure is, need to be ready by end of June. This would allow time for review by Town and able to be brought before the Select Board, for review, before their August 8th meeting. Board Member Wilkens advised is a workable timeframe.

Shoreland Stabilization

- Chairman Downer asked the Board if anyone has any questions or if there are any areas that they may need further guidance on? He states that he has reviewed the webpage regarding the New Hampshire Land Development. Chairman Downer advised there are some good ideas that might be workable for China. Chairman advised the New Hampshire approach would help make information more robust and easily interrupted.
- Chairman Downer asked if there were any questions in regard to Dr. Bruesewitz's presentation. Board Member Wall advised has not had a chance to review documents. He explained Dr. Bruesewitz is on board of Kennebec Water District and was trying to keep information broad regarding 2 basins and 3- Mile Pond. Chairman Downer stated that Dr. Bruesewitz will be available to answer any further questions that they might have. He advised Dr. Bruesewitz has



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been awarded a National Science foundation grant and has they have just starting to deploy the projects now were delayed due to COVID. She will be making the data available to the Planning Board and the Town of China.

- Chairman Downer went on to summarize the topics covered by Dr. Bruesewitz including how water moves underground and on the surface. Also, the rankings of water sources and nutrients working their way into the lake. Chairman Downer advised reviewing page 3, 3rd paragraph of previous meeting minutes. Board Member Wilkens inquired if the major springs have been mapped? He commented that he has been unable to find information on the springs being mapped. Chairman Downer commented that the research being done on the lake hopefully will yield information regarding water flow within the lake.

Solar Ordinance

- Board Member Wall inquired how much more work needs to be done? Chairman Downer advised need to work on editing of the document. How do they want to proceed? He states document is available to the Planning Board via One Drive or Office 365. Board Member Wilkens states Board Member Rollins needs to be involved and is very knowledgeable working with the document. Chairman Downer advised Board Member Rollins has been adding explanations as why changes were made to the document. Chairman Downer explained they are trying to not be redundant and rewriting.

CEO Report (time permitting)

- CEO Hanson advised he has been out for last 2 weeks due to positive COVID test and symptoms. He has been working from home during that time.
- CEO Hanson stated that in March, he issued 8 building permits and 6 plumbing permits. And then in April, so far, he has issued 4 building permits and 2 plumbing permits. He also has 12 permits in review. He advised that he has issued 3 additional building permits as of 4-13-2021. He advised that he should have the backlog cleared up within the next 2 weeks. CEO Hanson states is a busy time.
- CEO Hanson explained that on Nichols Storage project, they will be pouring the slab for 40 x 160 building this week. He explained given the draft of the conditional use permit, CEO Hanson issued a building permit. Chairman Downer stated that appears one of the ponds has been built out. CEO Hanson advised he has received calls regarding civil work and will need to view the project.

Board Member Wilkens suggested tabling until Board Member Rollins is present and information can be shared on the screen. Board Member Wall inquired if Town office could print off solar ordinance for her to review? CEO Hanson advised he will print one for Board Member Wall and have ready. Board Member Wilkens and Board Member Wall advised they would like to have a hard copy of meeting materials printed for each meeting and that it was “most helpful” to have to review during the meeting. Board Member Tripodi agreed a hard copy would be helpful for him as well. Chairman Downer



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commented that they need to make sure the comments are included for review. CEO Hanson explained he can print out the information. Board Wilkens explained what information was previously provided.

Future Schedule and Adjourn

Next Planning Board Meeting: April 27, 2021

Motion to adjourn meeting made by Board Member Tripodi

Motion seconded by Board Member Wall

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

Respectfully Submitted,
Dawn Kilgore
Planning Board Secretary