

Corinth Planning Board Minutes

June 10th 2020

The meeting was called to order at 7:04 pm by Chairman James Connolly. Members in attendance were James Connolly, Cynthia Commeau, Bill Molloy, and Adam Caldwell, CEO. Others in attendance were Scott Saunders, Chip Haskell, Ben Gregory and John Motta both by phone conference, and Robin and Tyler Smith.

The minutes from September 11th, 2019 were read. A motion to accept the minutes was made by Bill Molloy, seconded by Cynthia Commeau, and carried unanimously.

I. Scott Saunders wanted to amend the Ridgeway Acres subdivision by moving a property line to the edge of right of way. His son had built a house within ten feet of property line. Cynthia Commeau made a motion to accept the revision, Bill Molloy seconded the motion, and the motion carried unanimously. The PB signed two paper copies, but Scott needed to get a mylar copy for PB to sign as well.

II. Chip Haskell, project manager of CES and representing Corinth Main Street Solar LLC, is proposing to develop a 32-acre photovoltaic (PV) solar facility on property located off Main Street in Corinth. The property is a 72-acre single lot previously used for agriculture. The site will have 12-14' access roads, equipment tracks, and posts. Solar panels will track the sun, and net metering will be sent back to the power grid (Emera Maine) for customer distribution.

PB reviewed Site Plan requirements under sections 8 and 9. Concerns over mirror effect and noise were raised by PB. Decibel rate would be less than 40 at the property lines. Since mirrors would only be 8-9' in height, trees and other vegetation would obscure them from view. There would be no DEP wetland impact. Soils would be impacted at a minimum since solar panels are mounted on post, and access roads would be used only on a monthly basis. Collection lines would be underground. Cost of project is unknown at this time.

Because of CES's concern about meeting the June 19th deadline for bidding on power contracts with State of Maine, Chip Haskell asked if the PB could approve the Site Plan Review application next week. PB asked CEO to find out how much time was required to notify property owners, so they and the public could attend the meeting. A site visit by PB was scheduled for 5:30 on June 17th.

III. Maine Highlands Contracting presented a sketch plan for building an additional storage unit at 781 Main Street in Corinth. PB reviewed their plan under sections 8 and 9 of Site Plan Review Criteria, and found it failing under 8.3: cover letter and site plan general presentation, 8.4: location of physical features on plan, 8.5: soil survey, 8.9: separate estimates for public improvements such as storm water storage and retention, 8.11: evidence of technical and financial capacity to complete project, 8.13.1: completeness review; also

failing under 9.2: relation of proposed building to environment such as slope, soil type and drainage courses, 9.3: parking and circulation, and 9.7: exterior lighting.

MHC claims they are not required to meet the Town's site plan review because this is only an addition to existing use of the property and not an expansion. PB says under section 5.3 and 5.3.1 the project does come under site plan review because it is a whole new building. PB asked CEO to contact town attorney as to whether project comes under site plan review or not.

Adjacent property owner Robin Smith complained about noise at night, intrusion over their property line by excavation vehicles, and water being diverted onto their property.

Bill Molloy may a motion to adjourn the meeting, Cynthia Commeau seconded the motion, and the motion carried unanimously. Meeting was adjourned at 9:15 pm.

Respectively Submitted, Cynthia Commeau, Secretary