

**Planning Board Minutes
Town of Winslow, ME
January 3, 2022**

Members Present:

Elery Keene (Chairman) Gary Owen Michael Desrosiers Steve Gagnon Mark Ward
Lynne Choate

Others present:

Amos Michaud, Winslow Code Enforcement Officer
William Lee, Esq., Town Attorney-via Zoom
Audra Fleury, Secretary

Meeting called to order: 6:00 p.m.

Public Hearing:

Shamrock Holding: No Comments

Nextgrid: Comments were limited to 3 minutes, Tony Bernard, 22 Frankwood Drive had numerous concerns and questions regarding decrease in property value, storm water removal and screening. Warren Poulin, 36 Frankwood Drive, questioned lack of standing and legal Bill of Sale to Nextgrid as the applicant, also, zoning changes, land use and approved subdivision of land. Steve Gagnon questioned placement of storm water catch basin. Kevin O'Donnell, Elizabeth Ryder and Ernie Gallant spoke on the topic also.

Tabled Business: Discussion regarding tabled business, nothing to be done at this time. Gary Owen stated Steve Martin is waiting on information from his attorney before he can move forward. Gary would like item to stay tabled. Lynne Choate Motion to table indefinitely, Seconded by Gary Owen. After decision, Motion passes 3-1.

Old Business: Approve minutes from December 6, 2021, meeting. Mark Ward motion in favor to approve minutes. Seconded by Mike Desrosiers. All in favor.

New Business:

Review Conditional Use permit Application for Shamrock Holding: request to change use to Medical Marijuana Caregiver store front and a yet to be determined pizza or family style restaurant. Original project was bigger than expected and the building needed more work than thought. CEO Amos Michaud stated application was complete and met all requirements. Gary Owen Motion to accept, seconded by Lynne Choate. All in favor.

Review a Conditional Use Permit application for Nextgrid: 20 Acres Large scale solar, lots of concern regarding storm water and catch basins. Catch basins will be installed, DEP status of application is accepted now. CEO reviewed in detail checklist application meets all requirements. Daniel Serber-Nextgrid, has no data regarding decrease in property values. Discussion about screening and drainage of storm water in area. DEP has an enforcement order on current owners of property due to clean cutting,

once Nextgrid takes ownership of the property they will then be able to speak with and follow DEP recommendations. Abutters requested more screening on Northwest and Southeast corner of lot, Nextgrid agreed to include those areas in screening, if it does not interfere with production on the southeast corner.

Lynne Choate Motion to adopt the findings of fact prepared by CEO Amos Michaud dated 12/27/2021 for approval of a large-scale principal solar energy project located on the Roderick Road, Tax Map 20 lot 47., seconded by Gary Owen. Approved Unanimous.

Gary Owen Amendment to the motion: with a condition to add the wording on additional screening to extend the northwest corner of screening approximately 200 ft and extend the southeast corner approximately 600 feet from the existing screening. Limit to the height of screening on the southeast corner to prevent shading to negatively impact production. Seconded by Lynne Choate Vote: Approved unanimous

Gary Owen Motion to move that on the foregoing findings of fact that NextGrid has met all the requirements for a large-scale principal energy system at Tax Map 20 Lot 47 and approves the application. As a condition of approval NextGrid would need to send the town a copy of the proposal in which the lot is only referred to by its tax map and lot number of 020-047. With the parcel currently not having an address this change would help to avoid any confusion as to the location of the project. Seconded by Mark Ward Vote: Approved unanimous

Review Conditional Use permit for SDG Investors, LLC. All abutters have been given notice. Climate controlled storage in portion of building by China Road, light industrial, trim work, and cabinetry for business. Original permit was for apartments, but due to building cost that was too costly. Gary Owen motion to grant application and changes, Seconded by Mike Desrosiers. All in favor.

Request for extension to previously approved Conditional Use Permit for large scale solar facility at 209 Veterans Drive-Turning Point Energy. Permit was approved a year ago need to extension of time to be file a building permit. Requested a 2-year extension (2/21/2024) Gary Owen motion to grant extension, Seconded by Mike Desrosiers, All in favor.

Set time and place for next years hearings: Discussion on what day would be better for a hearing to give the counsel time to review before their meeting. Gary Owen motion to change meetings to 6:00 pm on the 3rd Monday of the month starting in March. February's hearing will still be on the 1st Monday at 6:00 pm, seconded by Mike Desrosiers. All in favor.

Election of Positions: Gary Owen motion to postpone Election of Officers until February meeting when the newest member is present, seconded by Lynne Choate. All in favor.

Other: Public Comment- None

Mark Ward motion to adjourn, seconded by Michael Desrosiers