

Approved as amended September 17, 2020
NORRIDGEWOCK PLANNING BOARD MEETING

MINUTES

THURSDAY AUGUST 13, 2020 6:00 PM

VIA ZOOM

Present: Acting Chairman Becky Ketchum, (Chairman Robert Hopkins has resigned), Margaret O'Connell (phone), Brian Aubry (phone), Secretary Charlotte Curtis.

Others Present: Town Manager Richard LaBelle, Codes Enforcement Officer David Savage, Representatives of CES Alfred Haskell and Ben Gregory, Kerri Everett.

1. The meeting was opened at 6:15 PM by Acting Chairman Ketchum.
2. Discussion/Action of the Minutes of July 9, 2020: The minutes presented were the minutes created by the Secretary, combined by the Acting Chairman with her observations. There being a question raised about an article in these minutes related to old business, Acting Chairman Ketchum tabled this discussion until later in the meeting.
3. New Business: Discussion/Action on the Site Plan Review of CES, Inc/Norridgewock River Road Solar: This an amendment to the Application for a solar farm at 552 River Rd, Map 8 Lot 9 which was heard and approved on March 12, 2020. The Applicant CES is applying to add acreage to the original application, from twenty-five (25) acres to thirty six.nine (36.9) acres. After discussion, Secretary Curtis moved to approve the Application as complete conditional on the Board receiving : 1) MDOT Driveway Permit 2) DEP Permits when received by CES 3) An amended form with project costs. Brian Aubry seconded. The vote was as follows: Ketchum-Yes, O'Connell-Yes, Aubry-Yes, Curtis-Yes. All in favor.

Secretary Curtis moved to approve the project conditional on receiving the Permits cited in the motion to approve the application as complete. Acting Chairman Ketchum seconded. The vote was as follows: Ketchum-Yes, O'Connell-Yes, Aubry-Yes, Curtis-Yes. All in favor.

2. The Review of the Minutes continued: Site Plan Review Applicant Kerri Everett/The Quimby Child Care Center was questioned about the intentions of the original application. The application described two (2) phases of and the Board needed clarification if both phases were to be reviewed. Ms. Everett stated the intent was for both phases to be reviewed and approved. Acting Chairman Ketchum moved to amend the Minutes by removing the last sentence in Article 4, Secretary Curtis seconded. The vote was as follows: Ketchum-Yes, Curtis-Yes, O'Connell-Yes, Aubry-Yes. The motion passed.

Acting Chairman Ketchum moved to approve the Minutes as amended, Margaret O'Connell seconded. The vote was as follows: Aubry-Yes, O'Connell-Yes, Curtis-Yes, Ketchum-Yes. The

motion passed.

4. Old Business: Discussion/Action on the Site Plan Review Application of The Quimby Child Care Center/Linda Quimby/Kerri Everett: An updated application was presented to the Board which included 1) A request for Waiver of Escrow, 2) A copy of the deed 3) List of Abutters and the abutters Letter 4) A letter from the Fire Chief (the Fire Chief is also the Superintendent of the Norridgewock Water District this letter was accepted as both) 5) A letter from the Administrator of the Norridgewock Sewer Department 6) A Driveway Permit issued by MDOT 7) A map of the Parking Design.

Secretary Curtis moved to approve the Application as complete, Brian Aubry seconded. The vote was as follows: O'Connell-Yes, Aubry-Yes, Ketchum-Yes, Curtis-Yes. The motion passed.

Secretary Curtis moved to approve the project, Brian Aubry seconded. The vote was as follows: Curtis-Yes, Aubry-Yes, Ketchum-Yes, O'Connell-Yes. The motion passed.

5. Other Business: Discussion/Action on a review of the NORRIDGEWOCK PLANNING BOARD RULES AND REGULATIONS last amended in 2002:
Margaret O'Connell moved to amend the "NORRIDGEWOCK PLANNING BOARD RULES AND REGULATIONS", in "SECTION III. MEMBERSHIP" Line A to change "seven" members to "five members"; And to add Line C "All newly elected or appointed members who have not already attended will attend the Maine Municipal Association's "WORKSHOP FOR MUNICIPAL PLANNING BOARDS AND BOARDS OF APPEALS" within twelve months of becoming a member of the Planning Board. Secretary Curtis seconded the motion. The vote was: Curtis-yes, O'Connell-yes, Aubry-yes and Ketchum-yes. The motion was approved.

At the request of member Brian Aubry, further discussion of these Rules was tabled to a later meeting when the Board could meet in person.

6. Acting Chairman Ketchum adjourned the meeting at 7:43 PM.