

**NORRIDGEWOCK PLANNING BOARD MEETING  
MINUTES  
THURSDAY MARCH 11, 2021 6:00 PM  
TOWN OFFICE AND ONLINE, VIA ZOOM**

Present: John Ames, Charlotte Curtis, Matt Keister, Margaret O'Connell (via Zoom), Mike Shute

Others Present: Town Manager Richard LaBelle, CEO David Savage, Sean Thies, PE (Haley Ward, Representing BD Solar Norridgewock, LLC), Nick Mazuroski (BD Solar Norridgewock, LLC, via Zoom) Lars Gunderson (BD Solar Norridgewock, LLC, via Zoom)

1. Town Clerk Richard LaBelle opened the meeting at 6:00 PM. He swore in new members John Ames, Matt Keister, and Mike Shute.
2. Election of Officers:  
Town Clerk LaBelle called for nominations for Chairman: Matt Keister nominated Margaret O'Connell; Ms. O'Connell declined. Matt Keister nominated John Ames; Margaret O'Connell seconded. There being no other nominations, Clerk LaBelle ceased nominations. Vote 4-1 with Mr. Ames abstaining.  
Clerk LaBelle continued the election of officers. He called for nominations for Vice Chairman: Charlotte Curtis nominated Mike Shute; John Ames seconded. No other nominations; vote 4-1 with Mr. Shute abstaining.  
Clerk LaBelle called for nominations for Secretary: Margaret O'Connell nominated Charlotte Curtis; John Ames seconded. No other nominations: vote 5-0.
3. Discussion/Action on the Site Plan Review Application of BD Solar Norridgewock, LLC on Upper Main Street at Map 14 Lot 30:  
CEO Savage said he deemed the application complete. Charlotte Curtis moved to accept the application as complete; Chairman Ames seconded. All in favor.

**REVIEW CRITERIA:**

- i. Charlotte Curtis moved to accept the application as complete and the fees have been paid, John Ames seconded. All in favor.
- ii. Charlotte Curtis moved that the proposal conforms to all the applicable provisions of this Ordinance, John Ames seconded. All in favor.
- iii. Charlotte Curtis moved that the proposal meets the criteria as to erosion control, John Ames seconded. All in favor.
- iv. Charlotte Curtis moved that the proposal will not have an adverse impact on wetlands, John Ames seconded. All in favor.
- v. Charlotte Curtis moved that the proposed activity will not have an adverse impact on any waterbody, John Ames second. All in favor.
- vi. Charlotte Curtis moved that the proposed activity will provide for adequate storm water management, Mike Shute seconded. All in favor.

- vii. Charlotte Curtis moved that this criterion is not applicable to the project, Mike Shute seconded. All in favor.
- viii. Matt Keister moved that the activity will not adversely impact any floodplain areas and will conform to the requirements to the Norridgewock Flood Plain Management Ordinance, John Ames seconded. All in favor.
- ix. Mike Shute moved that the proposed activity will not result in air or water pollution, Charlotte Curtis seconded. All in favor.
- x. Charlotte Curtis moved that this criterion is not applicable to this project, Mike Shute seconded. All in favor.
- xi. Charlotte Curtis moved that this will be approved if the Condition of Approval is met, Mike Shute seconded. All in favor.
- xii. Charlotte Curtis moved that the proposed activity will dispose of solid waste in accordance with all local regulations, Matt Keister seconded. All in favor.
- xiii. Charlotte Curtis moved that the proposed activity will not have a significant detrimental effect on adjacent land uses or other properties which might be affected by waste, noise, glare, fumes, dust, smoke. Odors or their effects, Mike Shute seconded. All in favor.
- xiv. Mike Shute moved that this criterion will be approved if the Condition of Approval is met, Charlotte Curtis seconded. All in favor.
- xv. Charlotte Curtis moved that this criterion will be approved if the Condition of Approval if met, John Ames seconded. All in favor.
- xvi. Matt Keister moved that this criterion is not applicable to this project, Mike Shute seconded. All in favor.
- xvii. Mike Shute moved that this criterion is not applicable to this project, Charlotte Curtis seconded. All in favor.
- xviii. Charlotte Curtis moved that the Town has capacity to provide fire and rescue services to this project, Matt Keister seconded. All in favor.

#### CONDITIONS OF APPROVAL:

1. If there are substantive changes to this application, the Applicant must return to the Planning Board for Review.
2. RE: xiv-The applicant must obtain a Road Entrance Permit.
3. RE: xi-The Applicant must provide a plan for containment for fuel and other chemicals used for servicing equipment.
4. RE: xv-The Abutters to this project have not been notified. Town Manager LaBelle said the Town would notify them and if no adverse responses are received by March 31, 2021, this condition will be met.

5. All State and Federal Permits must be received.

Matt Keister moved to vote on all the Conditions of Approval at one time, Mike Shute seconded. All in favor.

Matt Keister moved to put all Conditions of Approval on the motion for approval, Charlotte Curtis seconded. All in favor.

Mike Shute moved to approve the application as long as the Conditions of Approval are met, John Ames seconded. All in favor.

Mike Shute moved that the Application and fee for the Flood Plain Management Ordinance has been done, John Ames seconded. All in favor.

4. Discussion/Action on the Minutes of February 25, 2021: Margaret O'Connell moved to approve the minutes; Charlotte Curtis seconded. All in favor.
5. Discussion/Action on the Meeting Format: John Ames moved that the Board will continue to meet on the second Thursday of the month at 6:00 PM, and will continue as a hybrid of in-person and Zoom, Matt Keister seconded. All in favor.
6. Other Business: None
7. Chairman Ames adjourned the meeting at 7:40 PM.