

**Newfield Planning Board Minutes
Town of Newfield,
October 7, 2020**

Present via zoom and Town Hall: Gloria Dyer, Anthony Garrity, Benjamin Buzzell, Skip Tonge, Dan Phelan(Associate) and Linda Bisson (voting Associate)

Guests: Norman Hutchinson, Shawn Tobey, Paul Colwell, Allyn Gee and Shawn Meehan

Absent:

Quorum present: yes

Topic	Discussion	Decision
<u>Call to order</u>	7:19 PM	The meeting was delayed due to technical difficulties with Zoom.
<u>Pledge</u>	Performed	
<u>Minutes</u> September 2,2020		Minutes Tabled to next month due to time constraints.
<u>Public Comment</u>	No public comment Gloria informed the board that there are 5 months and approximately \$900.00 left on the budget. The growth ordinance needs to be reviewed.	
<u>New Business</u> <u>Allyn Gee,</u> <u>Tri- Force Realty of</u> <u>431 Main St. Saco,</u> <u>Maine</u> <u>Map 32 Lot 2.2</u>	Newfield's C.E.O. forwarded an after the fact conditional use permit to the planning board for review. Mr. Gee reports that he is leasing the parking area of map 32 lot 2.2 and is requesting a C.U.P. for 5 portable grow trailers to grow medical marijuana. This 3-acre lot is zoned in the rural district with 216 feet of road frontage. Mr. Gee states the lot currently has an existing building being used by another commercial tenant. The dimensions of the portable grow trailers are 4 @ 10' x 48' (480 sq. ft) and 1 @ 10' x 53' (530 sq. ft.). The trailers have been placed to meet the proper set-backs from the road after a consultation with the code officer. The application contains a copy of a deed indicating that Tri Force Realty LLC is the legal owner. The applicants proposed use was discussed . The board tried to determine if the use is a storage facility or an accessory use building.	Mr. Gee will bring a copy of his lease agreement or some other proof of standing to the next meeting. Newfield's Code Enforcement Officer will look into the permitting required from the State for the trailers and fencing. The code officer will also determine and or clarify the appropriate proposed use for this application. Applicant is rescheduled to November 4 th meeting.

	<p>purchased by NBD Solar. On the project sheets provided there is no road frontage for LOT 4.1.1 The board wants to be sure the division and sale of the project lot (4.1) will not land lock any parcels.</p> <p>Mr. Tobey was not able to state the makeup of the panels at this time but said pretty much there were no pollutants and he would provide written certification that there are no hazardous materials in the panels.</p> <p>The applicant reported that the run off from the panels will be less than the current run off from the roof systems on site. Mr. Tobey reported that the soils were pretty much sand and gravel and those type of soils provide very good filtration for any pollutants.</p> <p>Concerns regarding the aquifer were brought up. More information is needed such as how deep is the sand and gravel before ground water is reached. More information on the materials in the racks and panels is needed.</p> <p>A question was asked about the location and size of the transformers/inverters and the connection to CMP. What will the impact be for local power in this rural area? Should CMP look into it?</p> <p>Mr. Meehan and Mr. Tobey said that NBD Solar has an application in with CMP to look at the impact.</p> <p>Decommissioning questions were raised. Will the panels go to the dump or be recycled? Applicant reported all panels and racking can be recycled. Glass may need a specialized process. Applicant was unable to indicate the location for recycling. Question on the bond amount for decommissioning.</p> <p>Fire department will receive training once the electrical plan is completed. A knock box will be on the gates for fire and rescue for emergency situations.</p> <p>The applicant was advised that the board would be requesting a consultant to provide the board with technical assistance and research on the application.</p>	<p>More information is needed on status of the water aquifer such as how deep is the sand and gravel before ground water is reached. More information on the materials in the racks and panels is needed to prevent a potential degradation of the towns aquifer which is one of the towns natural resources.</p> <p>The CMP study/permit will be shared with the planning board when it is available.</p> <p>More information will be provided on the recycling plan.</p> <p>A secure bond to cover decommissioning will be discussed in depth in the future. C.E.O. recommended a period review of the cost of decommissioning.</p> <p>The board chair will contact Eric Sanderson at Southern Maine Planning and Development Commission</p>
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	<p>A discussion by the board on process. Members and applicant concurred that the application could be determined complete and the applicant can continue to be asked for more information as the application is considered for approval/disapproval.</p> <p>The checklist for determining if the Conditional Use Application is Complete was reviewed by the board.</p> <p>A motion to accept the application as complete was made by Anthony and seconded by Skip.</p> <p>Board discussed public notice, site walk and public hearing. May need a second public hearing.</p>	<p>The motion carried. Antony yes, Skip yes, Linda yes, Ben yes and Gloria yes 5-0-0</p> <p>Site walk scheduled for Sat. 10-31-20 @10am. Public notice will be provided by certified mail to abutters, posting on web page, post office, town office and Shopping Guide. Public Hearing scheduled for Weds.11-4-20 @ 7pm</p>
<u>Other Items</u>	Meeting went late. By laws review will need to be on next agenda	
Meeting adjourned	9:46 PM	Gloria made a motion to adjourn, seconded by Ben. Unanimous

Next meeting: November 4, 2020 7pm via zoom and at Town Hall
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