

Newcastle Planning Board Public Hearing
Clayton V. Huntley Jr. Fire Station • 86 River Road • Newcastle

Thursday, April 21 , 2022
6:30 PM

MINUTES

Board Members Present: Ben Frey - Chair, Lee Emmons - Member, Peter McNaughton - Member, George Chase - CEO, and Shelly Clifford - Secretary

Board Members Not Present: Nick Buck - Vice Chair, Kevin Houghton - Member

Public Members: Evan Houke - Reporter for Lincoln County News, Christopher Doherty - Resident of Newcastle, Richard Johnson - Resident of Newcastle,

Applicants Present: Troy McBride - Norwich Solar Technologies, Brooke Barnes - Stantec Consulting, Patrick Coughlin - St. Germain, Nick Burner - St. German, Mark Anderson - Dead River Company, Fred Woodbury - Dead River Company, John Pelletier - Hiltz Propane Systems

- I. Call to Order:** 6:30 pm
- II. Minutes:** January 20, 2022 & February 17, 2022 - No questions/comments. McNaughton motioned Emmons seconded. **Passed 3.0**
- III. Application(s)**

1. Newcastle Route One Solar, LLC - Troy McBride from Norwich Solar Technologies, and Brooke Barnes of Stantec represented the applicant, Newcastle Route One Solar, LLC. Plans had previously been reviewed in a pre-submittal meeting held on January 20, 2022, with the board.

2. Dead River Company - Proposes the development a 6.51-acre lot of bulk storage of two 30,000-gallon liquid propane (LP) aboveground storage tanks, with delivery truck and employee parking; a fire safety pond and a small building. The proposed development will yield approximately 39,312 square feet of impervious surfaces with minimal wetland impact of 2,864 square feet.

Frey opened the meeting at 6:30pm by welcoming the applicants and residents attending to the public meeting of the Planning Board. He explained how the meeting would proceed by giving the applicants their time and then the board would be taking public comments / questions.

Application 1:

Presenting for Newcastle Route One Solar, LLC –Troy McBride and Brooke Barnes.

Mr. Barnes gave a complete overview of the proposed project. Then welcomed questions or concerns.

Chris Doherty, Newcastle Resident, stood and spoke of the NEPA (The National Environmental Policy Act) and its attachment to this project. Brooke Barnes of Stantec stated that the project would indeed use all practicable means to promote and maintain the surrounding natural resources. He again explained more thoroughly how the project is slated to begin construction next year if all goes well with the transmission base study being conducted by CMP(Central Maine Power). He explained the study is of a

group of projects that will tie into the same substation that the Route One solar project will connect to. This report is to be released in November but stated it could come out at a later date, which could hold up the start of construction. He added that DEP/Natural Resources and the Army Engineers have given the necessary approval for the project, which are included in the packet for review. There were no further questions from the public.

Frey closed the public hearing portion of the meeting at 6:40pm. The board then reviewed the application by following through the Core Zoning Code specifications. The site standards were reviewed, Frey stated that the project met all requirements. He thanked the applicants for such a complete and thorough application. He stated that the application was in full compliance. He asked if the board had any questions or comments. There was nothing from the board or from the applicants. He moved to accept the application as presented and Peter McNaughton seconded.

Passed 3-0

Frey then opened the floor to the next application at 7:00pm.

Application 2:

Presenting for Dead River Company – Fred Woodbury.

Mr. Woodbury gave a full description of the project along with its projected location.

Chris Doherty, Newcastle resident, asked how far are the tanks would be away from the tower? His concern was should the tower fall and the troubles that could cause on Route One. Mr. Woodbury explained that the project is governed by NFPA58 which ensures safe installation to prevent failures, leaks, and tampering that could possibly lead to fires and explosions. There were no further questions or concerns, Frey closed the public hearing portion of the meeting at 7:10pm.

The board then reviewed the application by following through the Core Zoning Code specifications. Under the building specifications the plumbing could not be reviewed, they didn't provide a site plan on the application. Mr. Woodbury asked could they provide it verbally, Frey explained it was necessary that it be included with the application. Frey explained that the application must address the location of the building being within the 200' of a road per drawing, also addressing windows, doors, and roof. Frey stated the application indicates it as an outdoor storage building. He then read the definition of and compared 3 types of "uses." The board reached a decision that the use falls under Utilities/Services. Frey motioned to apply the use as Utilities/Services, Emmons seconded.

Passed 3-0

The board then resumed the going through the remainder of the application and what was applicable to the code. Frey stated the plan provided was very cool and he would encourage other applicants to provide a scale diagram like they provided. He went on to say the building standards require more information. He stated the board would approve the application pending receivable of that and the approval would then come from the CEO.

Richard Nelson, Newcastle resident has lived on the Sheepscot Rd for 20yrs. His concern was lighting interference from the complex along with the amount of trees/screening on the south side that would be provided due to the complex being in his "back yard." He asked about large industrial size generators and whether they were being considered for use.

Mr. Woodbury stated that the hill on the south side provides enough screening and would not be taking down trees to accommodate the project. To the north there will be nothing touching it. Guide wires and property lines are staying the same and not being affected. He went on to say, messing with property

lines and parcels causes too many grievances with landowners! The lighting provided will be downward facing and won't produce big lumens. Generators are not proposed they're too costly.

Lee Emmons asked when they planned for construction to begin. Woodbury stated this year before winter.

There were no other questions or concerns. Frey motioned to approve the application pending necessary building information along with giving the CEO final authority over the application. Frey motioned they amend approval provisionally for 24x18 building details.

Provisional approval was granted.

Passed 3-0

IV. Public Comments: There were none.

V. Adjourn: 8:00 pm.

VI. Other Business: Nick Buck retiring after 15 years of service to the board. Discussed the current building application and the new design he'd come up with. Will set up another meeting to get their input.

Adjourn: 8:45 pm.