

Minutes

Pittsfield Planning Board

Meeting of March 15, 2021

for a regular meeting of the Pittsfield Planning Board, held on Monday, March 15, 2021 at 7:00 pm by teleconferencing technology allowed by 1 M.R.S.A. Sec. 403-A during the Governor's Proclamation of State of Civil Emergency for the on-going COVID-19 pandemic. Directions to join the meeting by teleconferencing were available at the end of the agenda.

Members present via Zoom were: **Simone Engelhardt, Royce Sposato, Cory Verrill, Brent Newhouse** and **Morris Pollard**. Members Absent were: **Tom Cote, Mark LaGross** and **Ron Watson**. Also, present were: Town Manager Kathryn Ruth; Kara Moody; Joel Greenwood, KVCOG Planning Director; Bob Patton, Hep Energy USA; David Kane, Director of Development, Longroad Energy and Kara Moody, Environmental Project Manager, Stantec.

1. Open Meeting/Pledge of Allegiance:

Royce Sposato opened the Meeting at with the Pledge of Allegiance.

2. Authorize Associates to vote if members are absent

Cory Verrill stepped in as a voting member in order for the Board to have a quorum.

3. New Business:

- a. Request for a Pre-Application Conference by Hep Energy USA Project Development /Hep Energy USA LLC for Map 12 Lot 46: The company is proposing to construct and operate a 4.875 MW solar project on a 70+/- acre parcel. The purpose of the conference is to determine if the Board would consider Solar Farms as an allowable use in Residential District R-2 and Rural District C-4.

Mr. Patton introduced his colleagues (David Kane and Kara Moody) and described the project.

Ms. Moody explained that her firm is working with Hep Energy for permitting and consulting for environmental field surveying. The project will be in the C-4 and R-1 Districts. They are looking for a determination and guidance from the Board to determine if the solar farm would be a permitted use in those districts. Prior to submitting an application for Site Plan Review.

Mr. Kane explained that Longroad Energy will be co-developer for the project. Mr. Patton noted that the property will be purchased. The project will be over 20 acres and will require DEP approval. There will be a de-commissioning plan.

There was discussion about the scope of the project. CMP will need to upgrade to a 3-phase system. The Board determined that wind farms are on the same or less scale as a wind farm and would be a permitted use. Mr. Greenwood noted that if a use spans across different zones the more restrictive zone would be used to make a determination.

The power will be sold into the grid with several large commercial customers for the power.

The Board was in agreement that there isn't enough information to make a determination at this point and that an application needs to be submitted with more detail for the Code Officer and Town Attorney to review.

Ms. Moody noted that she has a copy of the Future Land Use Map that is part of the 2013 Comprehensive Plan which shows the zoning districts in Town. If the Map is still accurate a more detailed figure could be provided that shows where the proposed project is to be located, where the property and zoning district boundaries are. Ms. Ruth stated that the Code Officer has a land use map provided by Kleinschmidt Associates would need to be utilized for the detailed figure.

The Board looks forward to reviewing an application at the next meeting.

4. Discussion items:

- a. Training Session and Review of the Pittsfield Subdivision Ordinance with KVCOG Planning Director Joel Greenwood.

Mr. Greenwood presented and discussed his recommendations from his review of the Pittsfield Subdivision Ordinance with the Board.

8. Adjournment:

Motion by Ron Watson and seconded by Cory Verrill adjourn the meeting.

VOTE: UNANIMOUS AYE

Respectfully submitted,

Cathy Harman, Assistant to the Town Manager

Minutes are a synopsis of a meeting. For more detail, please go to www.pittsfield.org and click on Town Meeting Videos to listen to videos of Planning Board Meetings and other Board/Committee Meetings. Also, more details can be obtained in the Finding of Facts Documents.