

Blue Hill Planning Board

October 19th, 2022 – Meeting Minutes

Location

Blue Hill Town Hall, 18 Union Street, Blue Hill, Maine

Attendance

Present: Mary Alice Hurvitt (chair), Scott Blanchard (vice-chair), Gavin Riggall, Emily Cushman, Wilson King, Bryce Farnham (CEO)

Remote: Stephen Wagner (SolAmerica), Jon Bates, Butler Smythe

Public: Tony Yovonne (SolAmerica), Jason Young, Rachel Randall

The meeting began at 5:29pm and a quorum was recognized – 5 board members present

***See attached template for full “findings of fact” descriptions.**

***See attached Approval with Conditions.**

Discussion: Public was given opportunity to speak, no comments were given. Planning board reviewed and motioned all Findings of Facts for Criteria for the Commercial Site Plan received from SolAmerica.

- A. Motion:** Mary Alice finds that SolAmerica has adequate provision has been made for off-street parking and loading. Seconded. Passed 5-0.
- B. Motion:** Wilson finds that Adequate provision has been made for traffic movement of all types, including pedestrian, into, out of and within the proposed project and any traffic increase attributable to the project will not result in unreasonable congestion or unsafe conditions on a road in the vicinity of the project. The permitting authority shall consider traffic movement both on-site and off-site in making its determination under this criterion. Seconded. Passed 4-1.
- C. Motion:** Mary Alice finds that the SolAmerica project will be built on soil types which are suitable to the nature of the project and adequate provision has been made to avoid erosion, contamination of ground or surface waters, interference with adjacent land, over-burdening of natural or artificial drainage systems and/or any other adverse effects of inadequate drainage. Seconded. Passed 4-1.
- D. Not Applicable**
- E. Motion:** Emily finds that SolAmerica has made adequate provision has been made to avoid any hazard to public travel on public or private ways, or any glare or other nuisance to the use of adjoining public or private property. Seconded. Passed 4-1.
- F. Motion:** Wilson finds that SolAmerica has made adequate provisions with regard to buffers, screening, landscaping and the preservation and enhancement of significant natural features. Seconded. Passed 4-1.
- G. Motion:** Emily finds that SolAmerica has made adequate provision has been made to avoid unreasonable adverse effects on the scenic or natural beauty of the area or the community

in general, including scenic areas designated in the most recent Comprehensive Plan adopted by the Town, historic sites, archaeological resources, rare and irreplaceable natural areas, wildlife habitats including deer wintering areas, existing uses, air quality, water quality, or other natural resources within the Town or in neighboring towns. Seconded. Passed 3-2.

- H. **Motion:** Mary Alice finds that SolAmerica has made adequate provisions to prevent any undue adverse effect upon abutting or nearby lots. Seconded. Passed 4-1.
- I. **Motion:** Emily finds that SolAmerica has made adequate provisions to avoid any undue burden on municipal services, including, but not limited to, water, fire, sewer and police services. Seconded. Passed 5-0.
- J. **Motion:** Emily finds that SolAmerica has made adequate provisions to assure the proper operation of the proposed business(es) or activity(ies) on the site through the provision of adequate and appropriate utilities, drainage, water supply, sewerage disposal, solid waste disposal, access, parking and loading, and other necessary site improvements. Seconded. Passed 4-1.
- K. **Not Applicable**
- L. **Motion:** Emily finds that SolAmerica has made adequate provisions to ensure that any signs associated with the project do not create a safety hazard. Seconded. Passed 5-0.
- M. **Motion:** Mary Alice finds that SolAmerica has made adequate provisions to ensure that, during construction, the site and surrounding area is safe. Seconded. Passed 5-0.
- N. **Motion:** Mary Alice finds that SolAmerica has made adequate provisions to assure that the project conforms in all respects with the provisions of this Ordinance. Seconded. Passed 4-1.
- O. **Motion:** Mary Alice finds that SolAmerica meets the **minimum requirements** in Section O in addition to the other requirements of this ordinance. Seconded. Passed 4-1.

Final Motion: Application approved contingent to conditions of approval.

Conditions are as follows:

Before construction begins the Applicant must submit the following to the CEO/Town of Blue Hill:

- a. MDEP Approval Letter for the Decommissioning Plan
- b. MDEP Natural Resource Protection Act - Permit by Rule submission
- c. USACE Wetlands Jurisdictional Determination

The Applicant will arrange and pay for a standard water test for any abutter who requests a test by January 1st, 2023. These test results will be added to the application. If any abutter has their well tested for PFAS, the CEO/Town of Blue Hill will keep those results as part of the application as well.

Seconded. Passed 4-1.

Motion to adjourn the meeting accepted, seconded, and passed 5-0 at 6:47pm.

Next meeting: November 9th, 2022 at 5:30pm.

Signed:  Date: 11/9/22