

Town of Waldoboro, Maine  
Planning Board Meeting  
August 12, 2021

Roll Call

The virtual Planning Board meeting was called to order by chairman Scott Simpson via Zoom at 6:03 p.m. Other Planning Board members present were Barbara Boardman (remotely) and Jeff Erskine and Johnny Kosnow (in person). A quorum was present throughout. Planning and Development Director Max Johnstone and Code Enforcement Officer Stan Waltz were present in person. Michael Atkinson and Graeme Dutkowski represented Syncarpha Capital/Waldoboro Solar I. Ashley Secotte gave a pre-application presentation for a trucking terminal for KPT LLC at 3425 Atlantic Highway. The audience included Theresa Blachet, Buddy Brown, Faith Deane, Brett Deane, David Eaton, Isabel Fernald, Jennifer Hafemann, Tyler Lupien, Desiree Mayo and Kevin Secotte. "Robin" (representing Coastal Christian School).

1. Adjustments to the Agenda - none
2. Citizen Comments unrelated to tonight's agenda - none
3. Site Plan Review: Logistics Plan Condition for Syncarpha/Waldoboro Solar I, 230 Stagecoach Road/ 481 Controversy Lane (R16/ 55D)

During construction of the solar array, construction vehicles will be using Controversy Lane between 6:30 a.m. and 5:30 p.m. On school days, no heavy equipment will use Controversy Lane between 6:45 a.m. and 8:25 a.m. and between 2:45 p.m. and 4:15 p.m., the hours of school bus pickup and drop-off. If any construction vehicles arrive during these hours, Russo suggested that they wait on Route One. Buddy Brown, the former owner of the property being developed, has offered to let delivery vehicles wait at his farm. A Planning Board member asked whether temporary signs could be put up on main roads giving times of permitted access to the site by heavy construction vehicles. Atkinson said yes, but not all drivers may comply. Syncarpha will do its best to observe the time periods during which truck traffic on Controversy Lane is prohibited. On-site construction workers will park on-site. Delivery vehicles entering the construction site will turn around at designated locations within the site. Someone from Syncarpha will be on site to turn away vehicles that try to enter the site during the closed periods morning and afternoon. Trucks should not park on Controversy Lane with motors running while waiting for access to the site. Atkinson said that construction is expected to take eight to ten months, probably not including winter months. The greatest activity will be during the first three or four months of construction.

Four new Central Maine Power Co. poles will be added on the extension of Controversy Lane, plus upgrades to existing power poles on Controversy Lane, and a couple of new power poles on-site.

Planning Board questions: Boardman noted that at the start of site work, construction vehicles may have to park on Controversy Lane for a few days, until on-site parking areas have been cleared and are available for use. Kosnow referred to an article in the Portland paper about how Central Maine Power Co. has been slowing progress of new solar farms. He asked whether this has affected Syncarpha. Atkinson said that CMP has not affected Syncarpha's Waldoboro project. Kosnow asked what materials will be placed in the staging areas. He was told that items might include construction materials, silt fencing, and perhaps a dumpster for on-site debris. No hazardous materials will be stored on site.

Code Enforcement Officer Waltz had no questions.

Audience questions and comments: Theresa Blachet said that the power pole near her house will be upgraded. She asked whether her electric service will be interrupted. Atkinson advised her to contact Central Maine Power Co. CMP should give their customers advance notice of any power shut-offs.

Tyler Lupien said that his electric service currently comes in over a side road, not Controversy Lane. He asked whether his power in future will come via Controversy Lane. Atkinson said that CMP will be putting in a new line. Lupien and other local residents should contact CMP with questions regarding electric service.

Lupien expressed concern at the prospect of four or five tractor-trailers waiting in a line for access to the construction site, which might make it hard for private vehicles to pass. He was told that deliveries can be scheduled for one per hour, to avoid congestion. Buddy Brown has offered to let trucks wait at his farm, rather than waiting next to the entrance to the construction site. Simpson asked whether the option to have delivery trucks wait at the Brown farm can be put in writing, as part of the legal contract. He was told Yes.

David Eaton, speaking by telephone, said that he has lived at 253 Controversy Lane for 16 years. He asked whether the road near his house is wide enough for a trailer truck and a passenger car to pass one another safely. A one-rod road is 18' wide. A trailer truck is 9' wide. He questioned whether the road near his house is wide enough to allow a trailer truck and a car to pass each other safely. Code Enforcement Officer Waltz said that a contractor will be widening the road in a week. The road is already wide enough at Stagecoach Road. Town Planner Johnstone said that he has already brought the road width problem to the attention of Atkinson and Dutkowski, representing Syncarpha. Eaton asked whether the Syncarpha site plan has been approved by the Planning Board. Simpson said that the proposed solar installation has been approved conditionally, pending approval of the logistics.

Robin, speaking on behalf of Coastal Christian School, asked when the construction project will start. Dutkowski said they intend to start construction this fall, but that it could be delayed until March or April 2022. Simpson said that the time periods when trucks are prohibited during school days were based on last year's school bus schedule, which could change. Robin thinks the time periods have changed this year. Simpson said that verifying the current bus schedule will be a condition of approval of the construction project.

The motion to approve the logistics plan for Syncarpha/Waldoboro Solar I at 230 Stagecoach Road/481 Controversy Lane has the following conditions:

1. Truck exclusion hours and directions to the Brown farm, where trucks can wait, must be posted on roads providing access to the construction site as temporary signage.
2. Coordination will be made with Buddy Brown for parking of delivery trucks in the waiting area.
3. All trucks must be loaded and unloaded only within the Syncarpha construction site.
4. All truck turnarounds must be done entirely within the Syncarpha construction site.
5. Contact information for the project manager will be shared with the Road Association.
6. The school day exclusion times will be changed if there are changes to the school bus schedule in the future.

VOTE: On motion of Boardman/Erskine, Planning Board members voted unanimously to approve the above logistics plan conditions for Syncarpha/Waldoboro Solar I at 230 Stagecoach Road/481 Controversy Lane.

Following this agenda item, Planning Board members re-convened in the break room at the Town Office for the rest of the meeting, in order that members of the local neighborhood road association could meet in the conference room, for which they had a prior reservation.

4. Pre-Application – KPT Trucking Terminal, 3425 Atlantic Hwy. (Tax Map R13/Lot 10F) – Secotte

Ashley Secotte gave a pre-application presentation about a proposed trucking terminal at 3425 Atlantic Highway for *KTP LLC of Thomaston*. The business is similar to that of Northeast Transport, but is on a smaller scale, and only handles produce. *They have nine refrigerated trailer-trucks and 11 tractor-trailers. Customers include Hannaford Supermarket and WalMart.* The proposed site is ~1.8 ac, of which about one acre will be developed, *to include a shop for maintenance and washing. There will be parking behind the developed area.* Trucks will likely have to back onto the site from the highway. They have a permit from the Maine Dept. of Transportation (MDOT).

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Site plan: There will be a drain to collect oil. There will be a slope and catchment area to address water runoff. Boardman asked for the site plan to show what part of the property will be paved. Secotte said that preparing the site plan will take time, because of the difficulty in finding a qualified person to prepare the plan. The purpose of tonight's pre-application is for the applicant to find out what concerns the Board has and what information the Board will want on the final site plan. Secotte will work with town planner Johnstone on the application, to address the site plan, runoff, and the MDOT permit.

5. Appointment of Sarah Rich to Planning Board

Sarah Rich was appointed to the Planning Board at the August 10 Select Board meeting. She will attend the September Planning Board meeting.

6. Approval of Planning Board Minutes of June 9 and July 8, 2021 – deferred

Simpson asked Planning Board members please to review the June, July and August minutes shortly before the September meeting, so that the minutes can be approved quickly at that meeting.

7. Old Business

7.1 Land Use Ordinance Amendments

Johnstone said that there are some new requirements from the Maine Dept. of Environmental Protection that will require changes to the proposed ordinance language regarding manufactured homes and "tiny homes" (homes below a certain minimum number of square feet in floor area).

7.2 Remote Attendance at Meetings

Waldoboro Select Board members approved a new policy at their July 27, 2021 meeting, that members of municipal committees are expected to attend meetings in person unless they cite a medical problem or other extraordinary condition prior to the meeting. Johnstone said that due to the recent increase in prevalence of the delta variant of Covid-19, he will accept Planning Board members' remote participation in Planning Board meetings for that reason, until further notice. Kosnow agreed.

8. Comments from Planning Board Members

Planning Board members expressed condolences on the passing of Theodore Wooster, who died on July 23. Ted owned and ran the local pharmacy in Waldoboro village, Clark's Drug Store (now Community Pharmacy). He was a prominent citizen of Waldoboro and an active member of the Planning Board. He also served on the Select Board, the recycling committee, and the broadband internet committee, among other local groups. He will be missed by all who knew him.

9. Next Regular Planning Board Meeting: September 9, 6:00 p.m.

Adjournment: The meeting was adjourned at ~7:55 p.m.

Respectfully submitted,

Susan S. R. Alexander

Action Items

Planning Board members: Please review minutes of the June, July and August Planning Board meetings shortly before the September meeting, and be prepared to discuss and vote on them.