

WISCASSET PLANNING BOARD
MINUTES , SEPTEMBER 27, 2021
7 p.m. via Zoom

Present: Al Cohen, Jackie Lowell, Peter McRae, Chair Karl Olson, Deb Pooler, and Steve Wallace

Absent: Tony Gatti and Lester Morse

1. Call to Order

Chair Karl Olson called the meeting to order at 7 p.m.

2. Approval of Minutes of September 13, 2021

Deb Pooler moved to approve the minutes. Vote 5-0-1 (Lowell abstained).

3. Wiscasset Gardiner Solar Project (Norwich Solar Technologies) – Site Plan Review for solar farm on Gardiner Road, Map R06, Lot 007A

Kara Moody, Stantec Consulting Services representing the applicant, and Martha Staskus of Norwood Solar Technologies were present. Staskus gave a brief overview of her company which has projects in Vermont, New Hampshire and Maine. Kara Moody described the project, a 1.99 megawatt alternating current solar facility on the east side of Gardiner Road south of Foye Road. There will be a 12-foot access drive, collector pads, and collector line into CMP. The project will be fenced with six inches above ground open and will include a locked gate. The property is 12 acres with the fenced solar facility on 9.6 acres. Construction is planned to begin in the spring of 2022 and completed at the end of 2022. The wetlands have been delineated on the plan; there will be no DEP wetland impact. A stormwater permit by rule from the DEP and a DOT permit for entrance from Gardiner Road will be necessary. In response to Al Cohen's question, Moody said the project will be 300 feet from the road and is expected to not be visible from Gardiner Road. The 12-foot-wide road will have a flair at the entrance from Gardiner Road. In response to Deb Pooler's question regarding cutting trees, Moody said that about 12 acres would be cleared around the 9.5-acre facility in order to eliminate shade. The area will be mowed several times a year and maintained as a meadow. Karl Olson asked that the wetlands delineator and engineer be identified together with license number and qualifications.

Emily Rabbe, planner, had reviewed the plans and found them thorough. She recommended that the Planning Board waive the requirement to have the solar array setbacks from the property lines dimensioned and accept the conforming envelope shown as meeting the site plan requirement 6(B)(8)(d) of Article VIII in the Town Ordinance.

Al Cohen moved to find the application complete with the waiver granted. Vote 6-0-0. A site walk was scheduled for October 20 at 4 p.m. by Al Cohen, Peter McRae and Steve Wallace. A public hearing will be scheduled for October 25 at 7 p.m.

4. Other Business - none

5. Adjournment

Al Cohen moved to adjourn the meeting at 7:24 p.m. Vote 6-0-0.