



# *City of Presque Isle, Maine*

## *Planning Board Minutes*

City of Presque Isle, 12 Second Street, Presque Isle, Maine 04769  
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### *Presque Isle City Hall- Council Chambers*

*October 5, 2023 @ 6:00 PM*

**Planning Board Members Present:** Bruce Roope (Chairman) Ward Gerow (Vice-Chairman), Jayne Farrin, Sean Nordenhold, Rachel Murchison, & Dave Perry

**Planning Board Members Absent:** Stacy Walton, & Richard Engels (Alternate)

**Others Present:** Galen Weibley, Director of Economic & Community Development; Tim St. Peter, Code Officer; Toby Michaud, WBRC; Edward Wright, 207 Solar; & Paul Bagnall, Star Herald Reporter

**1. Call to Order at 6:00 P.M.**

*Chairman Roope* called the meeting to order at 6:03 PM. Total members present six voting members.

**2. Citizen Comment:** none

**3. NMCC Site Plan Modification Request (33 Edgemont Drive)**

Toby Michaud with WBRC addressed the board detailing the modification request to change the front and rear entrance of the project approved earlier this year citing a request by a major donor. Because of the change, there was also a slight change to the outside play areas and the proposed loop for drop off of children to the proposed childcare facility. Staff mentioned no outstanding changes were pending.

*Ms. Farrin* requested a memo to be included with future projects as the request was not clear on the plans.

A motion by *Jayne Farrin*, second by *Dave Perry* to move to approve the proposed Site Plan for NMCC Childcare facility located at 33 Edgemont Drive. **Vote – unanimous 6-0.**

**4. MMG Solar Project Site Plan Review (44 Maysville Street)**

Edward Wright with 207 Solar proceeded with an overview of a proposed solar site for personal generation by his client MMG Insurance. In reviewing the outstanding comments provided by staff, the developer noted the changes to snow storage, exterior lighting, grading comments were all addressed. There was a note added regarding the grading as it related to the clients interest to level the racking to look uniform and aesthetically pleasing for the owner and its employees when looking on the property. They also supplied the interconnection agreement and explained the tariff program which differs compared to the community solar projects that the Planning Board has reviewed in the past. The power generated from this project will solely benefit MMG's utility bills.

Mr. Perry inquired if the snow load of 100lbs was enough to handle the northern Maine winters. Mr. St. Peter responded this is the same standard for roofs in residential areas and should work.

A motion by *Dave Perry* and second by *Ward Gerow* to approve MMG's Solar Project Site Plan of 44 Maysville Street. **Vote – unanimous 6-0**

**5. Adjournment**

A motion by *Sean Nordenhold*, seconded by *Ward Gerow* to adjourn the Planning Board Meeting at 6:18 P.M. **Vote – unanimous 6-0.**

Respectfully submitted,

Galen Weibley  
Secretary

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**Planning Board Members**  
**Bruce Roope (Chair), Ward Gerow (Vice-Chair),**  
**Jayne Farrin, Rachel Murchison, Sean Nordenhold,**  
**Dave Perry, Stacey Walton, & Richard Engels (Alternate)**