



City of Presque Isle, Maine

Planning Board Minutes

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Presque Isle City Hall- Council Chambers

August 3, 2023 @ 6:00 PM

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

Planning Board Members Absent: Stacy Walton, (Chairman) Bruce Roope was absent until 6:40 P.M.

Others Present: Galen Weibley, Director of Economic & Community Development; Tim St. Peter, Code Officer; Maren Moir Intern; Simon Courtney Green Ash Solar; Paul Cyr, Landowner; Mr. David Jones, Landowner; Brittney, Novel Project Planning Manager.

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

Vice-Chairman Gerow called the meeting to order at 6:00 PM. Mr. Engels was made a voting member for the meeting given the absence of two members at the start of the meeting. Total members present five voting members until 6:40 P.M. which then changed to six voting members.

2. Citizen Comment: none

3. Green Ash Solar Farm Project Site Plan Review (460 State Street)

Simon Courtney presents project at 6:02 P.M. Pual Cyr is the landowner and is present. Mr. Courtney address to board with the updated plans based upon previous staff deviancy letter sent. At 6:16 P.M. *Jayne Farrin* prompts the question about the current airstrip requiring a buffer once the airstrip is no longer in use. *Vice-Chairman Gerow* asked about the obligation to restore the land if the solar site is no longer in use. Landowner Pual Cyr states the lease agreement address the land strip issue and the restoration of the land is part of the lease agreement. Project Manager Simon Courtney address there is no plans to sell the solar farm to another company.

A motion by *Jayne Farrin*, second by *Rachel Murchison* to move to approve Green Ash Solar Farm Project Site Plan of 460 State Street. **Vote – unanimous 6-0.**

Vice-Chairman Ward Gerow calls for a recess to sign the Site Plans for the Green Ash Solar Farm Project at 6:29 P.M.

Chairman Bruce Roope arrives at the meeting at 6:40 P.M.

4. Novel ME Jalbert Solar Farm Project Site Plan Review (212 Chapman Road)

Chairman Bruce Roope calls the meeting back to order at 6:43 P.M.

Britney from Novel introduced the project. She explains Novel focused on the hydrology of the project. Chairman Roope asks if the board has any questions. Discussion moves to addressing staff changes on deficiency letter.

Richard Engels asked what trees will be planted. Wetlands were addressed and were clear cut by the landowner last year before the project was initially started. Stated by Novel that the Solar Site will make the land cleaner than its existing condition. Snow removal was addressed and will be taken care of in a timely manner.

A motion by *Ward Gerow* and second by *Richard Engels* to approve Novel ME Jalbert Solar Farm Project Site Plan of 212 Chapman Road on the condition that Novel meets the outstanding comments of the staff deficiency letter before signing and building permits are issued. **Vote Unanimous 7-0**

5. Novel ME D1D2 Solar Farm Project Site Plan Review (350 Centerline Road)

Britney from Novel presents the project briefly. Board moves to addressing staff comments. *Ward Gerow* points out there is no interconnection agreement at this time. Discussion closes.

A motion by *Richard Engels*, second by *Ward Gerow* to approve Novel ME D1D2 Solar Farm Project Site Plan Review of 350 Centerline Road on the condition that Novel provides outstanding items of the staff deficiency letter before building permits are issued and interconnection agreement is signed. **Vote – unanimous 7-0.**

6. Novel ME Duncan Solar Farm Project Site Plan Review (99 Houlton Road)

Richard Engels abstains from vote due to a conflict of interest. He is excused from the meeting at 7:28 P.M

Board moves to staff comment review. The missing abutters was discussed and needs to be updated. No easement for the project is required, improving of the existing road addressed, and no wetlands will be harmed.

A motion by Rachel Murchison, second by Jayne Farrin to approve Novel ME Duncan Solar Farm Project Site Plan Review 99 Houlton Road on the condition that Novel meets the outstanding comments on the staff deficiency letter before signing and building permits are issued. **Vote – unanimous 6-0.**

7. Adjournment

A motion by *Dave Perry*, seconded by *Rachel Murchison* to adjourn the Planning Board Meeting at 7:54 P.M. **Vote – unanimous 6-0.**

Respectfully submitted,

Maren Moir

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