



## **MINUTES OF PUBLIC HEARING/SPECIAL PLANNING BOARD MEETING**

**Monday, July 15, 2024**

### **WINDSOR TOWN OFFICE**

Note: These minutes may not be considered an official public record until such time as they are read and accepted by the Planning Board Members.

#### **PLANNING BOARD PUBLIC HEARING**

Members present: Chair Carol Chavarie, Jerry Nault, David Landmann, Dan West, and alternate Thomas Leonard.

Others present: Town Manager Theresa Haskell, Windsor Select board members Bill Appel and Thomas W. McNaughton, Windsor Code Enforcement Officer Arthur Strout, Mike and Roxanne Malley, Tom Reed, Steve Ball, Chet Barnes Sr., Allison Whynot, Kathy Kellison, Robert Gagnon, Nancy Fish, Paul and Jan Pinkham, Greg Feltis, Andy Johnston, Nick Lacasse, Dylan Coutts, Eric Austin, Dan Finley, Dave Chason, Josh Kibbin, Brett Plossay-Crooker, Greg Doughty, Peter Tomasz, and Michael Chick. Others present just for the public hearing were: Dan Finley, Mary Blair, and Donna Pinkham.

#### **Call to Order** (Public Hearing)

The meeting was opened at 6:34 PM by Jerry Nault.

The public was invited to ask questions and/or make comments. Kathy Kellison asked what the definition of a subdivision was. Jerry Nault provided the definition with a brief explanation. This was followed by a question by Mary Blair on what the minimum lot size was for Windsor, Maine. Jerry also provided information on this.

The meeting was closed at 6:43 PM

#### **Special Planning Board Meeting**

#### **Call to Order**

The meeting was called to order at 7:02 PM by Chair Carol Chavarie.

## **Previous Meeting Minutes, Consideration & Action**

Jerry Nault moved that the minutes from the November 6, 2023 and May 6, 2024 Planning Board meetings be accepted as written, David Landmann seconded, all approved, 5-0.

**Public Comment** – No Public comment

### **Old Business:**

Malley subdivision on the Reed Road in Windsor, Maine: **Jerry Nault motioned to approve the Malley subdivision, Thomas Leonard seconded the motion, all approved, 5-0.**

Site plan application review for applicant Robert Gagnon for property improvements on the Griffin Road were discussed. **David Landmann motioned to approve the site plan application, Thomas Leonard seconded, all approved, 5-0.**

### **New Business:**

Eric Austin – Greg Doughty – Site Plan Application: David Landmann asked about “change of use,” and requested a written statement explaining what they are doing, along with hours of operation and number of parking spaces that are planned. Any motions on a site plan approval are pending after the receipt of a statement. Item is tabled until then.

Paul Pinkham – After careful review, with much discussion, any action will be contingent on the parcel of land in question being identified with a separate map and lot number being recorded with the registry of deeds. **Motion was made by David Landmann to wait until this action was recorded at the registry of deeds, seconded by Jerry Nault, all approved, 5-0.**

Summit Solar Solutions, LLC – Solar Application – Josh Kibbin. It was determined that this application does not fall subject to our town’s commercial ordinance. It is residential. **Motion was made by David Landmann to allow as presented, seconded by Dan West, all approved, 5-0.**

Coutts Windsor Solar, LLC – Solar Application – Dylan Coutts. Similar situation as Kibbin, see above. This application also does not fall subject to our town’s commercial ordinance. **Motion was made by David Landmann to allow as presented, seconded by Dan West, all approved, 5-0.**

Nick Lacasse, Perennial Renewables, LLC – Dylan Coutts – Solar Application. After a very detailed presentation by Perennial Renewables on the size, location, and scope of operations for this solar farm, as well as a decommissioning plan, members of the community along with Planning Board personnel had a Q&A session with Perennial on many topics, namely, but not limited to, permits by DEP/ACOE, timelines, turnarounds on Country Lane for fire equipment, along with notification of abutters, dust control, safeguards if a fire occurs within the gate, etc. There is a 25 year production guarantee on the panels which are manufactured in Georgia. August 5<sup>th</sup> is the next meeting with abutters being notified of the meeting. Application approval is contingent upon all permits being granted and abutters being notified.

Dave Chason and Peter Tomasz. 35.5 acres of land to be divided into two 15 acre lots. There appears to be deed issues unresolved. This will be researched by Theresa Haskell, Town Manager with results provided at the next meeting.

Mineral Extraction Ordinance – Much discussion took place on this topic. Tom Reed said the “townspeople will look forward to this.” Nancy Fish provided information on the number (15) of licensed DEP gravel pits within the town of Windsor. She has concerns about setback requirements not being enforced. Steve Ball had concerns about groundwater being impacted along with reclamation issues. Dillan Coutts, who has his own pit in Windsor suggests we “adopt what the State has in place” and that “nature will reclaim itself.” He further stated that 1 or 2 acre pits are not a problem. David Landmann suggested that we don’t need a mineral extraction ordinance, we can use our existing site plan ordinance criteria. Theresa Haskell mentioned we can have our site plan ordinance modified to address any mineral extraction issues.

Board of Appeals Ordinance – Theresa Haskell handed out amended copy for review.

**Adjournment** – A motion to adjourn was submitted by David Landmann and seconded by Jeffrey Murch, all approved, 5-0. The meeting was adjourned at 9:30 PM.

Respectfully submitted,  
Dan West, Secretary