

**Town Of Orrington
Planning Board Meeting Minutes
April 15, 2021**

Call meeting to Order:

The meeting was called to order at 4:31 pm by Chairman J. Louis Morin. Board members also present were: Richard Judd, Lance Lord, Secretary Marc Abplanalp and alternate board members John Mackie and Larry Geaghan. Alternate member Larry Geaghan will be a voting member this evening. Steve Taylor was not present and has been excused. The Orrington code enforcement officer Don Baker was not present and is excused. Also present were; Orrington town manager Chris Backman, Select Board members Allen Elkin and Michael Curtis. Mr. Ken Bustard representing the Masonic Lodge. Mr. Craig Miller. Brooke Barnes and Andy Holst from Stantec Consulting Services Inc. representing Jupiter Power LLC. Tiffany Chase and Owens Mcoutgh representing New England Solar Garden Corp, and Matt and Bobbi Johnson. There were no members of the public present.

Adjustments to the Agenda:

Craig Miller - Discussion on obtaining a setback variance on 322 Perkins Point Road property Tax Map 4, Lot 15A.

Mr. Miller was informed by Chairman Morin that the planning board does not issue variances. Mr. Miller was further informed that the road in question is a private road and will need to be settled with the property owner. Mr. Miller acknowledged and will pursue the matter through other means.

Approve minutes of the March 18, 2021 meeting:

The motion was made by Mr. Geaghan and seconded by Mr. Judd to approve the minutes as presented.

The vote to approve the motion was unanimous by all voting members.

Public Comments:

No Public Comments.

Old Business:

1. SEAC Committee - Discussion on establishing a new Commerce Park District in Town.
Continue discussing the proposed language and definitions of the SEAC committee's proposal of establishing a new district for a commerce park in town.

This item of business is moved to bottom of agenda to accommodate new business presenters.

New Business:

1. Stantec Consulting Services Inc. - informal site plan review pre-application meeting. Jupiter Power LLC proposed a battery storage project on town owned property near the existing Orrington Versant Power substation off Fields Pond Road. The property is located on Tax Map 9 Lot 10 in the East Orrington Business Park. Jupiter Power has signed a purchase option agreement with the town to purchase the 15 acre lot contingent upon project approval from Versant Power.

Brooke Barnes and Andy Holst from Stantec Consulting Services Inc. representing Jupiter Power LLC were in attendance to present a printed power point overview presentation summarizing the project and to answer questions from the board. This was an informal pre-application review and Stantec plans to file a formal site plan review application later this spring or summer.

The conceptual project layout is comprised of multiple rows of interconnected lithium-ion batteries installed on racks inside "shipping type" climate controlled containers. The battery containers will be connected to the power grid for the purpose of gathering and storing energy during non-peak periods then discharging that energy to the grid when extra energy is needed. The proposed project is projected to disturb approximately 5 acres of the 15 acre parcel.

2. Ralph J. Pollard Mason Lodge- Ken Bustard Application for removal of existing sign and replacement with Lighted digital display sign for property located on 730 River Road, Orrington, Maine 04474, Tax Map 5, Lot 44A.

Mr. Bustard was in attendance to present the board with the application for site plan review and plans of the proposed sign. The board, after reviewing the proposed new sign plans and the Town of Orrington Building and Land Use Application and finding no issues agreed to approve applicants request to replace the sign with one stipulation. Due to the fact that this sign will be illuminated, the Planning Board requires the sign be turned off no later than 10pm and turned on no earlier than 6am. Mr. Bustard agreed to abide by this rule.

The motion to approve Mr. Bustard's request to replace the Masonic Lodge's sign with hours of illumination was made by Mr. Lord and seconded by Mr. Abplanalp.

The vote to approve the motion was unanimous by all voting members.

3. New England Solar Garden Corp. informal site plan review pre-application meeting for proposed 17 acre 3 million watt solar farm array on Carolyn D. Howard's 40 acre farm property on Brewer Lake road Tax Map 6, Lot 70-A.

Director of Development for New England Solar Garden Corp. Tiffany Chase and Project Principle Engineer Owens Mcough were in attendance to present the preliminary site plan for the 3.0 MW solar array. The plan is to lease the 17 acres from Mrs. Howard for twenty years with the option to extend and install fixed base solar panels on land previously used as farm fields. This was also an informal pre-application review and New England Solar Gardens plans to file a formal site plan review application this summer.

4. Matt and Bobbi Johnson Allison Park, Brewer Maine. Informal preliminary application and discussion on site plan review process for a pre-fabricated building and welding shop business located on their Center Drive property Map 5, Lot 99 Book 9346 page 203.

Mr. and Mrs. Johnson were in attendance to present their application for site plan review and seek direction on their plan to build a residence and a 6000 sq ft. welding shop on their property on Center Drive. After questioning the Johnson's and reviewing the Orrington Land Use Ordinance their project was found to be a non-conforming use and is not allowed within the Residential / Farming district. The home occupation business does not conform as the products created by the business would require tractor trailer freight shipping. Article 4 Section 5 Subsection F of the Orrington Land Use Ordinance specifically states that items sold from the home occupation business must be mailed via UPS, FedEx or USPS.

Old Business:

SEAC Committee - Discussion on establishing a new Commerce Park District in Town.

Continue discussing the proposed language and definitions of the SEAC committee's proposal of establishing a new district for a commerce park in town.

The board reviewed, discussed and updated the proposed District requirements and definitions and will continue this work at the next Planning Board meeting.

Board Comments:

No Board Comments

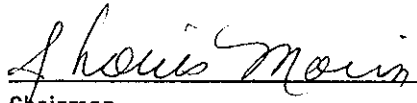
Adjourn:

The motion to adjourn was made by Chairman Morin and seconded by Mr. Lord.

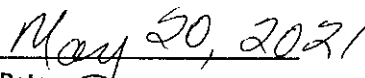
The vote to approve the motion was unanimous by all voting members.

The meeting was closed at 6:55 PM by Chairman Morin.

Respectfully Submitted,
Marc A. Abplanalp Sr.
Secretary Orrington Planning Board



Chairman



Date