

**TOWN OF UNITY, MAINE  
PLANNING BOARD MINUTES**

**DATE/TIME:** Wednesday, February 26, 2020    **DRAFT DRAFT DRAFT**

**LOCATION:** Unity Town Office

**COMMITTEE MEMBERS PRESENT:** Jim Porter, Matt Converse, Mark Nickerson, Jean Bourg, Sherry Powell-Wilson

**COMMITTEE CHAIR/ACTING CHAIR:** Jean Bourg

**SECRETARY:** Sherry Powell-Wilson

**CODE ENFORCEMENT OFFICER:** Charlie Porter

**SELECTMEN PRESENT:** Penny Picard Sampson, Tony Avila, Dan McCormick

**COMMITTEE MEMBERS NOT PRESENT:** Donald Newell, Jason Bosco

<b>Application #/Date</b>	<b>Applicant Name</b>	<b>Building Site Address</b>	<b>Structure Type</b>	<b>Committee Approval</b>	<b>Conditions</b>
<b>Construction Application and Permit #286 02/07/2020</b>	<b>Applicant: Alic Albright Present: Alic Albright</b>	<b>315 Bangor Road, Map 14, Lot 9 Shoreland: No</b>	<b>Single family home w/attached garage</b>	<b>Yes</b>	

Jim opened the meeting at 19:00 Hours. Introductions were made around the table.

Also present this evening are

- Chris Byers, Boyle Associates, Portland
- Kevin Conroy, hep Energy USA, Portland
- Steve Knapp, Boyle Associates, Portland
- Alicia McCormick

Application #286 – CEO approved. Will remove current trailer and garage to build a new home. Hook up to existing septic, which is to be expanded. Applicant has talked with David Schofield. Mark made the motion to accept, Matt seconded. All in favor. Application is approved with no conditions.

Chris Byers and Kevin Conroy return to the Planning Board, along with Steve Knapp from Boyle Associates, as a preview to their submittance of a Building Application to install a solar panel farm on the Ken Murch property. A map was provided giving further detail on the project. Certain aspects of the project

were reiterated including there will be two entrances to the project (they have submitted a site plan to the DOT). It was confirmed that approximately three acres of trees will be cut to accommodate the project. A stormwater permit has been filed. The question was asked concerning possible benefits to the Town of Unity as currently solar panel projects are tax exempt. Kevin explained that the tax exempt status is currently under review in Augusta and is subject to change. It was also asked if with the possible implementation of the CMP corridor and increase in grid size, if this could mean more solar panel farm projects could come to Unity (there is concern of losing more farmland and existing tree lots to these projects). Steve explained that there is no chance of that happening, even if CMP's project is approved. Steve asked if there were other concerns and asked if Planning Board members foresee any problems that would inhibit the application process. It was confirmed that, at this time, The Town of Unity does not have a solar panel farm ordinance in place, but the Board is currently reviewing sample ordinances for implementation (would require a Town vote). Steve advised that a bond would be posted to protect the project before the final project release date. Again, all parties involved pledged to continue to work together. The plan going forward is hep Energy will submit a building permit application.

January's Minutes were reviewed and approved as read.

Thorndike's Solar Farm Ordinance, Cape Elizabeth's Shooting Range Ordinance, and Guidelines for Municipal Shoreland Zoning Ordinances were distributed for review, and will be discussed at next meeting.

Seeing no further business to attend, the motion was made to close the meeting. All in favor.

Next meeting scheduled for March 25, 2020.

Respectfully submitted,  
Sherry E. Powell-Wilson, Notary Public  
Approved: