

City of Hallowell
Planning Board Special Meeting
Site Visit at Map 6 Lot 27
corner of Pleasant and Page Streets
May 16, 2023 at 6:30 pm

Site Visit for a Minor Site Plan Review for a Commercial Solar Installation, SC One LLC, Stevens Commons, Map 6 Lot 27

Present: Danielle Obery (Chair), Richard Bostwick, Darryl Brown, Judith Feinstein, Melvin Morrison, Lisa Rigoulot

Also Present: Councilor Patrick Wynne, Mark and Joy Schleif (abutters), Robert and Sandy Stubbs (abutters), Joan Sturmthal, Matt Morrill (applicant), Nick LaCasse of Community Solar, Jack Morrill

Absent: Andrew Landry, Matthew Rolnick (1st alt.)

Matt Morrill pointed out options for the access road to the proposed site.

Mrs. Schleif asked how long construction would take; possibly six months.

Mr. Morrill noted that the parcel abuts the RSU 2 property and indicated where that was. He noted that the proposed parking area (needed for construction) is the access road and that there would still be a trail connecting to the Howard Hill property. After construction is completed, the area will remain for public use. It will not be paved, but they may use gravel or crushed asphalt to stabilize it.

Mr. Morrill pointed out that the solar array would start about 100 yards in, and that the tree line to the west will stay as is. Some trees to the north edge (mostly shrubs but probably including several pines) will be removed.

Mr. Morrill said that no blasting will be needed. He also noted that soil testing has been done. Screw augurs will be used to set the array.

Mr. LaCasse noted that DEP calls the area a "meadowed wetland."

The group proceeded further into the site, walking up a slight incline to where some wetland features could be noted (for example, evidence of wet surface). Mr. LaCasse noted that some 800,000 Kwh will be generated. He added that 65% of this array will power 100% of Stevens Commons. The array will be enclosed with agricultural fencing, 5 to 6 feet high.

There were additional questions about trees and removal of trees. Councilor Wynne asked about a decommissioning plan; Mr. Morrill responded that it has been provided. Councilor Wynne also asked about a vegetation plan. They will use an approved wildflower mix.

Ms. Stubbs asked when construction would be likely to begin and how trucks and other vehicles would access the site. The response was in about three months and by way of Pleasant Street. Ms. Stubbs also noted that children often play in the roadway.

Accepted as Presented on June 21, 2023, by a vote of 6 Yea to 0 Nay.

Attested: _____
S/
Danielle Obery, Chair