

City of Hallowell
Planning Board Meeting
City Hall
June 21, 2023
6:30 pm

1. Call to Order

Ms. Obery called the meeting to order.

2. Roll Call / Quorum

Ms. Obery took the roll call and established a quorum.

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

Doug Ide, Code Enforcement Officer

Excused: Judith Feinstein, Matthew Rolnick (1st alt.)

3. Public Comments (The Board has agreed to limit the time allotted to Public Comment to fifteen minutes.)

None.

4. Approval of Minutes of the May 16, 2023 Site Visit and the May 17, 2023 Planning Board Meeting

Motion to approve the minutes of the May 16 and May 17, 2023 meetings as presented.

Moved: Landry

Seconded: Bostwick

Unanimously approved

5. Amendment to an Approved Subdivision for SC-One LLC, Map 6 Lot 27

Matt Morrill of SC-One LLC and Mike Sabatini of Landmark Engineering presented an application for an amendment to an approved Subdivision. He explained that the intent is to create a stand-alone lot for the solar project for which the Board granted a Conditional Use permit at its May meeting. He pointed out another minor change to add a dog-leg to the proposed 30'-wide utility easement.

Mr. Bostwick noted that the plan says the easement is only if there is a change of ownership; Mr. Morrill explained that currently SC-One LLC owns both properties and you can't grant an easement to yourself, but if SC-One were to sell the solar project lot, the easement would be necessary.

Ms. Rigoulot asked about the note regarding relocation of the hiking trail; Mr. Morrill explained that due to the relocation of the parking area and installation of a gate as required by the Planning Board, the first 100' of the trail will have to be relocated.

Mr. Landry observed that the Board went over the scope of the project pretty thoroughly in May and this is just to establish the lot that conforms with the permits the Board granted.

Ms. Obery noted that there were several residents of the neighborhood present and asked if they wished to speak.

Robert Stubbs, 2 Pleasant Street, said he was not enamored with the project but wished everyone luck.

Motion to find the application complete.

Moved: Landry

Seconded: Brown

Unanimously approved.

Mr. Landry asked if there were any standards for approval the Board needed to be aware of; Mr. Ide told the Board that since this was an amendment to an approved subdivision the Board did not need to go through the

standards and needed only to approve what was presented.

Motion to approve the application as presented.

Moved: Landry

Seconded: Brown

Unanimously approved

6. Approval of Findings of Fact

Conditional Use Approval of a Solar Project for SC-One LLC, Map 6 Lot 27

Mr. Ide noted that he has received the DEP Tier One permit for the project.

Motion to approve the Findings of Fact as presented..

Moved: Brown

Seconded: Morrison

Unanimously approved

7. Other Business

Mr. Brown asked Mr. Ide if he has rattled Linda Bean's cage; Mr. Ide said he has rattled her cage and her associates' cages. He has been told that the gears are starting to move. Ms. Rigoulot observed that Row House is in contact with Ms. Bean.

Mr. Morrison asked if solar installations in the Historic District required Planning Board approval; Mr. Ide said that roof-top solar installations only need the CEO's approval.

There was discussion about a new porch on Second Street between the Old Fire Station and Cotton Mill Apartments. Mr. Ide said he would check on it.

Mr. Brown asked about the house at the corner of Central and Franklin Streets that burned; Mr. Ide said that he has talked to the owner. Mr. Schumacher wants to rebuild, but the Fire Marshall needs to come for an inspection. Mr. Ide told the Board that the lot is rebuildable.

Ms. Rigoulot asked if the new door installed on Water Street next to the Quarry Tap Room was approved. Mr. Ide said he thought it was approved some time ago but the contractor was hard to get hold of; he will check on it and will see that it comes to the Board if necessary.

8. Adjournment

Motion to adjourn.

Moved: Landry

Seconded: Rigoulot

Unanimously approved

Accepted as Presented on July 19, 2023, by a vote of 6 Yea to 0 Nay.

Attested:

S/

Danielle Obery, Chair