

LIMERICK PLANNING BOARD MINUTES – Approved June 2, 2021

April 7, 2021

Aaron opened the meeting at 7:00 pm. Laura, Greg and Dave were joined by Wendy on the phone.

WALK-INS:

None

MINUTES:

Laura motioned and Aaron seconded to accept the minutes for February 17, 2021

Vote 3-0 In Favor Dave and Greg abstained

Wendy motioned and Laura seconded to accept the minutes for March 3, 2021 with one change 2012 should be 2021..

Vote 3-0 In Favor Dave and Greg abstained

PUBLIC HEARING: Limerick Range Solar 1, LLC Map 35 Lot 1 and 1B

Andrews Vardakis, Wood Environment & Infrastructure Solutions, Inc.the authorized agent and Bret Pingree the Engineer for the proposed Solar Array addressed the board and gave an overview of the project stating that the project will entail 16-18 wooded acres for the 2 ½ megawatt project and it will be well set back from Range E Road.

Aaron asked if there were any questions from the public or board and hearing none adjourned the public hearing at 7:10 pm.

May 5, 2021 was set as the date for this projects review at 7:00 pm.

CORRESPONDENCE:

Aaron motioned and Laura seconded the motion to file a letter from Merrill Farrand dated March 29, 2021.

Vote 3-1 In Favor and Wendy abstained

Aaron motioned and Laura seconded the motion to file a letter from CIA Salvage dated and delivered this night signed by Kelly Canning General Manage for CIA Salvage, Inc.

Vote 4-0 In Favor Wendy abstained

OLD BUSINESS:

CIA Salvage Inc. Map 6 Lot 1- 1A – 2A Sokokis Trail North

REVIEW:

Article VII – Conditional Uses

- A. A conditional use permit is designed for those uses, which may be permitted as a service to the community or for the benefit of the town’s general welfare. The standards of this provision are designed to ensure adequate control of the location, design and operation of conditional uses.

- B. The Planning Board may approve an application for a Conditional Use Permit if the applicant demonstrates that the proposed use:

NOTE: As the board went through the 16 - conditions the Applicants written answers were read and are to become part of these minutes.

- 1. Will meet the definition and specific requirements set forth in this ordinance for the specific use; Laura motioned and Greg seconded the motion that this condition has been met based on the Applicants answer.

Vote 4-0 In Favor – Wendy abstained

- 2. Will not have a significant detrimental effect on the use and peaceful enjoyment of adjacent or nearby property as a result of noise, vibrations, fumes, odor, dust, light, glare or other cause; Laura motioned and Greg seconded the motion that this conditions has been met based on the answers provided by the Applicant, including 2.2 and the site walks.

Discussion: on March 7th Aaron accompanied by Greg and Dave did a site walk along with Shawn so the new members could participate in the review process.

Vote 4-0 In Favor – Wendy abstained

3. Will not have a significant adverse effect on adjacent or nearby property values; Laura motioned and Aaron seconded the motion that this condition has been met based on the Applicants answer.

Vote 4-0 In Favor – Wendy abstained

4. Will not result in significant hazards to pedestrian or vehicular traffic or significant traffic congestion; Laura motioned and Greg seconded the motion that this condition has been met based on the Applicants answer.

Vote 4-0 In Favor – Wendy abstained

5. Will not result in significant fire danger; Laura motioned and Greg seconded the motion that this condition has been met based on the Applicants answer.

Vote 4-0 In Favor – Wendy abstained

6. Will not result in significant flood hazards or flood damage, drainage problems, ground or surface water contamination, or soil erosion; Laura motioned and Greg seconded the motion that this condition has been met based on the Applicants answer and the letter received from the general manager Kelly Canning dated April 7, 2021

Vote 4-0 In Favor – Wendy abstained

7. Will not create a safety hazard because of inadequate access to the site, or to the buildings on the site, for emergency vehicles; Laura motioned and Greg seconded the motion that this condition has been met based on the Applicants answer and the site walks.

Vote 4-0 In Favor – Wendy abstained

8. Will not create hazards to motorists traveling on adjacent public streets, is adequate to the safety of occupants or users of the site and will not damage the value and diminish the usability of adjacent properties; Laura motioned and Greg seconded the motion that this condition has been met based on the Applicants answer and the site walks.

Vote 4-0 In Favor – Wendy abstained

9. Makes provisions for buffers and on-site landscaping, which provides adequate protection to neighboring properties from detrimental features of the development; Laura motioned and Greg seconded the motion that this condition has been met based on the Applicants answer and the site walks.

Vote 4-0 In Favor – Wendy abstained

10. Makes provisions for vehicular loading and unloading and parking for vehicular and pedestrian circulation on the site and onto adjacent public streets which neither create

hazards to safety nor impose significant burdens on public facilities; Laura motioned and Greg seconded the motion that this condition has been met based on the Applicants answer and the site walks.

Vote 4-0 In Favor – Wendy abstained

- 11.** Makes adequate provision for disposal of wastewater or solid waste and for the prevention of ground or surface water contamination; Laura motioned and Greg seconded the motion that this condition has been met based on the Applicants answer.

Vote 4-0 In Favor – Wendy abstained

- 12.** Makes adequate provision to control erosion or sedimentation; Laura motioned and Greg seconded the motion that this condition has been met based on the Applicants answer.

Vote 4-0 In Favor – Wendy abstained

- 13.** Makes adequate provision to handle storm water run-off and other drainage problems on the site; Laura motioned and Greg seconded the motion that this condition has been met based on the Applicants answer and the letter from CIA dated April 7, 2021.

Vote 4-0 In Favor – Wendy abstained

- 14.** Provides for a water supply that will meet the demands of the proposed use; Laura motioned and Greg seconded the motion that this condition has been met based on the Applicants answer.

Vote 4-0 In Favor – Wendy abstained

- 15.** Makes adequate provisions for the transportation, storage and disposal of hazardous substances and materials as defined by State law; Laura motioned and Greg seconded the motion that this condition has been met based on the Applicants answer.

Vote 4-0 In Favor – Wendy abstained

- 16.** Will not have an adverse impact on significant scenic vistas or on significant wildlife habitat, which could be avoided by reasonable modification of the plan; Laura motioned and Greg seconded the motion that this condition has been met based on the Applicants answer.

Vote 4-0 In Favor – Wendy abstained

Article VI Section E 1-4

1. No structure (buildings or equipment) shall be located within (50) fifty - feet of any property line, public way, or within two hundred (200') feet of any dwelling not on the premises; Laura motioned and Greg seconded the motion that this condition has been met based on the Applicants answer.

Vote 4-0 In Favor – Wendy abstained

2. The issue of burning torches for repair or dismantling of vehicles shall be confined to non- combustible floors in enclosed buildings, or in the open, only upon areas cleared of all vegetation and other combustible materials. Laura motioned and Greg seconded the motion that this condition has been met based on the Applicants answer.

Vote 4-0 In Favor – Wendy abstained

3. A screen of plantings not less than fifteen (15') feet in depth shall be maintained as a visual barrier to conceal salvage operations, and dismantled or stored vehicles from view of any dwelling or public right of way. Such vegetative screen shall have a mature height of not less than fifteen (15') feet. The Limerick Planning Board may require construction of an eight (8') foot high wooden fence, which shall blend harmoniously with its environs, in such cases where vegetation is not feasible, desirable, or effective. Laura motioned and Greg seconded the motion that this condition has been met based on the Applicants answer and the site walks.

Vote 4-0 In Favor – Wendy abstained

4. The proprietor of any such facility shall apply for renewal of his conditional use permit every two (2) years. Failure to comply with the provisions of this ordinance, as interpreted by the Planning Board shall be cause for revocation of the conditional use permit after public hearing of non-compliance. . Laura motioned and Greg seconded the motion that this condition has been met based on the Applicants answer.

Vote 4-0 In Favor – Wendy abstained

It was decided to add to number 2 that the hours of operation shall be Monday through Friday 8:00 AM to 5:00 PM and Saturday 8AM to 3PM per their application dated 12/7/20.

Laura motioned and Greg seconded the motion to approve the conditional use permit for CIA Salvage Inc.

Vote 4-0 In Favor – Wendy abstained

TO BE ATTACHED TO FOF’S:

Applicants written answers to 16 questions inserted in these Minutes and Findings of Facts.

Supplement to Conditional Use Permit Answers submitted by CIA dated April 7, 2021 and signed by General Manager Kelly Canning.

This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents, including the supplemental and revised plans, the oral representations submitted and affirmed by the applicant, and conditions of approval imposed by the Board. Any variation from the plans, proposals and supporting documents and representations, except a change determined by the Code Enforcement to be a minor change that does not affect approval standards or conditions of approval, is subject to the review and approval of the Planning Board prior to implementation.

NEXT MEETING:

It was decided to not have a meeting on April 21st so the next meeting will be May 5, 2021.

ADJOURNMENT:

Greg motioned and Dave seconded the motion to adjourn the meeting at 8:35 PM.

Vote 3-0 In Favor

Respectfully submitted:

Joanne L. Andrews

Planning Board Secretary