

DRAFT Minutes of the 7 August 2019 Town of Clifton Maine Planning Board Meeting

The meeting began with the Pledge of Allegiance at approximately 6:00 p, m. in the Town office building. Present were Chairman Eric Johns, Vice Chairman David Cogdell and Members Bruce Jellison Julie LaVertue and Vern Campbell.

Following a motion by Vern/Bruce, the minutes of the 10 July 2019 Board meeting were unanimously approved.

Clifton Code Enforcement Officer (CEO) Rick Leavitt briefed the Board and provided a handout regarding a build permit application by Fred and Jean Rosenberg for 225 Scott Point Road. Chairman Johns recused himself from the discussion and departed the meeting room until the matter was completed since Fred is his father-in-law. Based upon the Board's review of the application and the CEO's analysis and response to pertinent questions, the Board unanimously approved the application. See the CEO's written analysis and permit application for more information.

Hopkins Pond resident Anita Findlen appeared before the Board to discuss her request that the Town consider designating Hopkins Pond a town natural/scenic resource, citing in large part a 1989 study "Maines Finest Lakes." Following various questions and a discussion, the Board decided that it would investigate the matter further to include determining if more recent data exists.

The Board began a review/discussion on the Silver Maple permit request. Several topics, questions and issues were discussed including the following:

- Quality of photographs was poor in some cases, making it difficult to determine the visual impact of the proposed and existing Pisgah Mountain turbines from certain angles.
- The area ownership plan contained various errors/incorrect information.
- Certain overview aerial photographs/maps were of poor quality and difficult to read.
- Mitigation waiver agreements are in the name of Pisgah Mountain and not SWEB. Following lengthy discussion and a motion by Bruce /Vern, the Board unanimously voted to not require SWEB to submit additional waivers.
- SWEB noted that they will address the concerns/issues that were raised at this meeting.
- The Board discussed whether the Town should retain the services of a sound engineer to assist in reviewing pertinent areas of the application. It was unanimously agreed that David Hessler, who assisted the town on the earlier Pisgah Mountain project, would be the first choice. Chairman Johns advised that he will contact Mr. Hessler to determine his availability.
- The Board discussed processes that would be followed in evaluating the permit request.
- Upon a motion by David/Eric, the Board unanimously voted to hold a workshop at 6:00 p. m. at the Town office building on Wednesday, 21 August to discuss Article 6 portions of the permit application.

Upon a motion by Vern/Bruce, the Board unanimously voted to adjourn at approximately 8:35 p.m.

These minutes were prepared by Vice Chairman David Cogdell.