

DRAFT Minutes of the 4 December 2019 Town of Clifton Maine Planning Board Meeting

The meeting began in the Town Office Building at approximately 6:05 p.m. Present were Chairman Bruce Jellison, Members Julie LaVertue , Vern Campbell and alternate member Bruce Davis.

The Pledge of Allegiance was recited.

Upon a motion by Vern/Julie and a vote of 3/0 with Bruce Davis abstaining since he was not at this meeting, the minutes of the 6 November 2019 meeting were approved.

The Board took the following actions with respect to the Silver Maple permit application in accordance with Article 6.3 Submission Requirements of the Town's Land Use Ordinance:

--Article 6.3.3.1 General Map determined to be complete following a motion by Vern/Julie and unanimous vote.

--Article 6.3.3.2 Location Map determined to be complete following a motion by Julie/Vern and unanimous vote.

--Article 6.3.3.3 Overview determined to be complete following a motion by Bruce/Julie and unanimous vote.

--Article 6.3.5.2 Lots, Lot Lines And Temporary Markers determined to be complete following a motion by Bruce/Vern and unanimous vote.

--Article 6.3.5.3 Contour Lines determined to be complete following a motion by Vern/Bruce Davis and unanimous vote.

--Article 6.3.5.4 Road, Driveways & Parking Plan determined to be complete following a motion by Bruce/Bruce Davis and unanimous vote.

--Article 6.3.5.5 Rights-Of Ways And Easements determined to be complete following a motion by Bruce/Julie and unanimous vote.

--Article 6.3.5.6 Proposed Building Location determined to be complete following a motion by Vern/Bruce Davis and unanimous vote.

--Article 6.3.5.7 Signs determined to be complete following a motion by Bruce/Bruce Davis and unanimous vote.

--Article 6.3.5.8 Soil Erosion And Sedimentation Control Plan determined to be complete following a motion by Bruce/Vern and a vote of 3/0 with Bruce Davis abstaining.

--Article 6.3.5.9 Storm Water Management Plan determined to be complete following a motion by Julie/Vern and a vote of 3/0 with Bruce Davis abstaining.

--Article 6.3.5.10 Public Use determined to be complete following a motion by Vern/Julie and unanimous vote.

--Article 6.3.5.11 Utility Plan determined to be complete following a motion by Vern/Julie and unanimous vote.

--Article 6.3.5.12 Landscaping Plan determined to be not applicable following a motion by Julie/Vern and unanimous vote.

--Article 6.3.5.13 Professional Certification determined to be complete following a motion by Julie/Vern and unanimous vote.

--Article 6.3.5.15 Traffic determined to be complete following a motion by Vern/Julie and unanimous vote.

--Article 6.3.5.16 Exterior Lighting determined to be complete following a motion by Vern/Bruce Davis and unanimous vote.

--Article 6.3.6.3 Hydrological and/or Hydrogeological Survey determined to be complete following a motion by Vern/Julie and a vote of 3/0 with Bruce Davis abstaining.

--Article 6.3.6.6 Soils determined to be complete following a motion by Vern/Julie and a vote of 3/0 with Bruce Davis abstaining.

--Article 6.3.6.16 Emergency Shutdown Plan determined to be complete following a motion by Bruce/Bruce Davis and unanimous vote.

--Article 6.3.6.19 Blasting/Explosives Plan determined to be complete following a motion by Bruce/Julie and unanimous vote.

At this time there was a discussion regarding the January meeting.

A motion was made to move the January meeting from 1 January to 8 January by Bruce, seconded by Vern and approved by unanimous vote.

The Board took the following actions with respect to the Silver Maple permit application in accordance with Article 14.8.5 Submission Requirements of the Town's Land Use Ordinance:

--Article 14.8.5.1.1 Tabled for the time being following a motion by Bruce/Vern and unanimous vote.

--Article 14.8.5.1.2 Expanded Mapping determined to be complete following a motion by Bruce Davis/Vern and unanimous vote.

--Article 14.8.5.1.3 Manufacturer's Specifications determined to be complete following a motion by Vern/Bruce Davis and unanimous vote.

--Article 14.8.5.1.4 Decommissioning and Site Restoration Plan determined to be complete following a motion by Julie/Vern and unanimous vote.

--Article 14.8.5.1.5 Mitigation Waiver Agreements determined to be complete following a motion by Vern/Bruce Davis and unanimous vote.

--Article 14.8.5.1.6 Design Safety Certification determined to be complete following a motion by Vern/Bruce Davis and unanimous vote.

--Article 14.8.5.1.7 Engineering Drawings determined to be complete but provisional following a motion by Bruce/Vern and unanimous vote.

--Article 14.8.5.1.8 Connection Agreement determined to be complete following a motion by Bruce/Bruce Davis and unanimous vote.

--Article 14.8.5.1.9 Pre-Development Ambient Sound and Predictive Modeling Assessment Tabled for the time being following a motion by Bruce/Vern and unanimous vote.

Paul Fuller was asked to provide additional information regarding specific items addressed in the Hessler Associates report regarding the sound study.

--Article 14.8.5.1.10 Shadow Flicker Assessment determined to be complete following a motion by Vern/Bruce Davis and unanimous vote.

--Article 14.8.5.1.11 Blade Glint Certification determined to be complete following a motion by Vern/Bruce Davis and unanimous vote.

--Article 14.8.5.1.12 Visual Impact Assessment determined to be complete following a motion by Bruce/Vern and unanimous vote.

Following a motion by Vern/Julie and unanimous vote, the meeting adjourned at approximately 8:02 p.m.

Minutes prepared by Chairman Bruce Jellison