

DRAFT Minutes of the 3 April 2019 Town of Clifton, Maine Planning Board Meeting

The meeting began in the Town Office Building at approximately 6:00 p.m. Present were Chairperson Eric Johns, Vice Chairperson Dave Cogdell and Members Bruce Jellison, Vern Campbell and Julie LaVertue.

Upon a motion by Vern/Bruce, the minutes of the 6 March 2019 Planning Board meeting were unanimously approved.

The Planning Board was presented with a notebook submitted by the Town's Code Enforcement Officer (CEO) containing pre-application plans regarding the proposed Silver Maple wind power project. The Board discussed various issues that included, among others, that it may take some time for Maine's Department of Environmental Protection (MDEP) to approve the project from its end and that MDEP approval is not required for the Planning Board to grant provisional approval for the project. Accordingly, upon a motion by Bruce/Julie, the Board unanimously voted to accept the pre-application binder and its contents as submitted by the CEO.

The Board discussed the Town's former stand alone Manufactured Homes Ordinance and whether there was a need to reinstate the ordinance which apparently was dropped at some point when the Town's current Land Use Ordinance (LUO) was being revised. After some back and forth discussion, it was noted that significant elements of the old ordinance had been incorporated into the current LUO, particularly in Article 8.5. It was agreed that Bruce will compare the old ordinance to what may or may not have been incorporated into the current LUO and whether additional action is needed.

There was some general discussion about wind farms and scenic ordinances. Additionally, it was noted that the Town of Otis does not currently have a wind power ordinance and that there was some very early planning taking place to possibly building a wind farm in the south end of Clifton extending into Otis.

The town's Comprehensive Plan updating effort was also briefly discussed.

Upon a motion by David/Julie and voted unanimously by the Board, the meeting adjourned at approximately 7:15 p.m.