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| **4.88 MW Solar Array****HEP Clifton SPV, LLC** **57 Exchange Street, Suite 100****Portland, ME, 04101** | **Town of Clifton, Maine, Planning Board****Notice of Decision (NOD)****Clifton Land Use Ordinance**  |

After review of the site plan application, investigative reports, and other documents in the applicant’s file at the Clifton Town Office, pursuant to Clifton Land Use Ordinance (CLUO) Article 6 and other implied CLUO Articles the Town of Clifton Planning Board (hereinafter called “the Board”) finds the following:

**1. Procedural Background.**

a.) On October 10, 2020 Thomas G. Donnelly, representing HEP Clifton SPC LLC, provided the town with a Permit Application for a newly proposed 4.88 MW Solar Power Array to be located at 45 Airline RD,

b.) On November 4, 2020, regular planning board meeting The Board was provided with copies of the above application and proceeded to discuss the application. At this meeting the Board indicated the path to approval would be through a two step process as described in CLUO Article 6.4.7.2. The Board discussed processes that would be followed in evaluating the permit request. The board discussed that in determining the impact assessment in Article 12, Table 12A, that every factor other than #3, Acreage involved, would only be Minimal Impact, (Tier 1 characteristics).

The following are excerpts from the minutes of the November 4, 2020 meeting .

The Board is receipt of a permit application to construct a 20-acre solar array farm on land owned by Mr. Butler. Portions of the lot, which fronts Route 9, was formerly the site of a sawmill. HEP will construct, operate, and maintain the proposed facility. As part of this process, Mr. Donnelly provided a briefing and handouts regarding solar power in general and this project specifically. He also answered questions posed by the various Board members.

Based upon *Assessment Factors in Determining the Impact of Nonresidential Development* contained if Table 12A of the Clifton Land Use Ordinance (CLUO) Article 12, the Board determined that the permit application should be processed as a High Impact, Tier 3 project. This will require additional information from that contained in the initial application, a point Mr. Donnelly agreed to provide.

If questions arise, the Board, upon a motion by Vern/David and a 4/0 vote with Bruce Jellison abstaining, appointed Bruce Jellison to be the Board’s point of contact for HEP.

The Board discussed processes that would be followed in evaluating the permit request.

 On November 20, 2020 HEP Clifton SPV LLC submitted it’s comprehensive application to the town.

At the December 2, 2020 meeting the board commenced review of the application submitted on November 20, 2020. The following are excerpts from the minutes of the December 2, 2020 meeting .

Tom Donnelly, HEP Energy USA LLC Senior Vice President for Construction New England, and Dan Diffon, a professional engineer from Sevee & Maher Engineers, Inc. provided a briefing and answered various questions about the project via Zoom. It was noted that the permit application upon a preliminary look appeared to be complete apart from evidence of payment of the application fee. Additionally, it was determined that the abutters to the project should be notified to alert them to the project. HEP agreed to act on these matters.

The Board decided that a site visit was necessary per the land use ordinance and, as a result, the Board will meet along with Mr. Donnelly at the entrance to the property at noon on Friday, 4 December 2020. Since a site visit constitutes a Planning Board meeting, the public will be invited to attend.

Upon a motion by David/Bruce Davis and a 5/0 vote, the Board decided to defer a decision on the need for a public hearing until the first Planning Board meeting following the site visit. This will give time for any abutters having objections or issues with the project to come forward.

Upon a motion by Bruce Davis/Julie and a 5/0 vote, the Board decided to hold the next meeting following the site visit on Monday, 14 December at 6:00 p.m. in the town office building.

The following are the minutes of the December 4, 2020 Site Visit and meeting.

On 4 December 2020 from approximately 12:10 p.m. to approximately 12:45 p.m., the Town of Clifton Planning Board conducted a site visit to the proposed solar array project located at 45 Airline Road in Clifton. Present were Chairperson Bruce Jellison, Vice Chairperson David Cogdell, and member Vern Campbell. Also present was Tom Donnelly, Senior Vice President for Construction New England, HEP Energy USA LLC. No other individuals were present.

The attendees met at the entrance on Airline Drive and then drove to the back of the property where the proposed array will be sited The Board then spent approximately half an hour at the north end of the proposed array site looking at the terrain and nearby areas. Additionally, Mr. Donnelly answered various questions as appropriate. Some observations:

--It appears the project will not be visible from Airline Road

--No homes were visible from where the Board was standing

--The site was more forested that what the Board thought it would be

c.) Throughout this period the Town and Planning Board were in compliance with all CLUO recording, record keeping, publication and posting requirements regarding the timing and nature of the meetings with regard to the proposed Solar Array development project.

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| NOD MOTION I: The Planning Board hereby adopts the findings and based upon those findings and conditions contained herein, the Board concludes the regulatory background listed above is a true and accurate summary of the review process. | Amendments:\_\_\_Yes\_x \_\_No  |
| Made By:Julie LaVertue | Seconded By:Vernon Campbell | \_5\_\_Yea\_0\_\_Nay\_0\_\_ Abs |

**2. Findings of Fact.**

a.) The developer is **HEP Clifton SPV, LLC** with a business address of **57 Exchange Street, Suite 100, Portland, ME, 04101** and contact telephone number of 207-517-2782

b.) The application requests approval under Article 6.1.1.2. Non-Residential Applications in Growth Management Area (GMA) 1B.

c.) The Board determined the developer is applying for a **GMA 1B allowed use under CLUO Article 13.5 Table 13.D Tier 3 Unspecified Low, Moderate and High impact uses** requiring meeting all typical land use standards for Tier III High Impact (Article 12 Table 12 A).

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| NOD MOTION II: The Planning Board hereby adopts the findings and based upon those findings and conditions contained herein, the Board concludes the above name persons (2.a) are applying for an allowed use in the Town of Clifton (2.b and c). | Amendments:\_\_\_Yes\_x\_\_No  |
| Made By:David Cogdell | Seconded By:Bruce Davis | \_5\_\_Yea\_0\_\_Nay\_0\_\_ Abs |

d.) The Board waived the following submission requirements under Article 6.3:

6.3.6.4 Calculations of net residential vs developable acreage; 6.3.6.7 Subsurface Wastewater Disposal; 6.3.6.8. Water and Sewer Demand; because they do not apply to this project.

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| NOD MOTION III: The Planning Board hereby adopts the findings and based upon those findings and conditions contained herein, the Board, in granting the waivers listed above (2.d) certifies the waivers are appropriate and warranted for this project. | Amendments:\_\_\_Yes\_x\_\_No  |
| Made By:Vernon Campbell | Seconded By:David Cogdell | \_5\_\_Yea\_0\_\_Nay\_0\_\_ Abs |

e.) The applicant:

(i) commenced submittal of the application on November 20, 2020 with at least 8 copies (CLUO 6.3.1);

(ii) paid required fees to the Town of Clifton (CLUO 6.3.2);

(iii) submitted plan drawings at the requested scales (CLUO 6.3.3. (1-3;

(iv) in accordance with CLUO 6.3.4. (1-13) provided a existing conditions information including plans or drawings with a title block; growth management classification; contour lines; buildings; traveled ways; utilities; significant features; wetland delineation or certification of no impacted wetlands; drainage ways; signs; easements; fire protection; names of consultants.

(v) submitted proposed plan drawings and documentation meeting the requirements of CLUO 6.3.5.(1-16) including a title block; lot lines and temporary markers; contour lines; road improvements; rights of ways and easements; proposed building or structural locations; signage; soil and erosion control; storm water management; indication of no public use; utility plan; landscaping plan; professional certifications; approval block; traffic impact; exterior lighting.

(vi) submitted additional supporting information meeting the requirements of CLUO 6.3.6.(1-21) such as evidence of legal interest; general description of the proposed use; and a hydrological groundwater assessment; waste management and soils analysis; traffic impact; evidence of technical and financial capability; a tentative construction schedule; emergency response plan; emergency shutdown plan; security plan; sign plan; blasting/explosives plan; FAA statement; and natural resource protection.

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| NOD MOTION IV: The Planning Board hereby adopts the findings (listed herein in item 2.e) and based upon those findings and conditions contained herein, the Board certifies the existing conditions identified in CLUO 6.3.1 thru 6. are submitted and no other parties submitted substantially contradicting evidence. | Amendments:\_\_Yes\_x\_\_No  |
| Made By:Bruce Davis | Seconded By:Julie LaVertue | \_5\_\_Yea\_0\_\_Nay\_0\_\_ Abs |

f.) The applicant met submission requirements listed in the environmental site conditions summary required by Article 6.3.7 Sections 1 and 2:

(i) The solar array will be constructed on a 20-acre leased parcel on the current 132-acre property owned by Joel Butler of Wolf Recycling, LLC. The Owner reports that the property was logged in 2011 and has been unused since that point. Immediately adjacent to the Subject Property to the north is a deconstructed sawmill, which is currently used as a staging area for a landscape company. Remaining trees on the 20-acre project site will be cleared for the installation of the solar array and to provide adequate setbacks for maximum sun exposure on the panels.

Access to the project area will be through a new dedicated gravel access drive from Airline Road (ME 9). Three streams, two vernal pools, and multiple wetland areas were identified on the property by Burman Land and Tree Company, LLC (Burman) during a site visit in October 2020. Details are included in the project plan set. A copy of Burman’s Preliminary Natural Resources Plan for the property is included in Appendix C of the application.

Array layout was designed to minimize impact to existing natural resources on the property. Access to the project area will be new gravel access drive from Airline Road. The proposed array will consist of two cells. The western cell will consist of approximately 17.4 acres of solar panels constructed in the west central portion of the property. The eastern cell will consist of approximately 1.32 acres of solar panels

constructed in the east central portion of the property.

Site work will include seeding of the array area with a New England Meadow Mix, or approved equal, to provide meadow buffer treatment of the developed array areas. The project will include cutting slightly less than 20 acres of trees for construction of the array, associated access drives, and appropriate sun exposure. The area of tree cutting will be grubbed, stumped, and graded for the footprint of the solar array modules. The developed area of the array will include approximately 40,863 square feet of gravel access road. An additional 400 square feet of concrete pad are anticipated to support the electrical equipment proposed at the site. The solar panels themselves are not considered impervious area; however, the supports for the modules are expected to total less than 500 square feet of impervious footprint. With these different impacts, the total new impervious area at the site is anticipated to be 41,763 square feet (0.96 acres). Final construction of the solar array will result in approximately 0.96 acres of impervious area, 17.82 acres of planted meadow buffer, and 0.34 acres of remaining area consisting primarily of vegetated embankment slopes adjacent to the new access road.

Based on the overall size of the proposed development and anticipated impervious area, this project will require a Maine Department of Environmental Protection (MEDEP) Stormwater Permit by Rule (PBR) notification prior to the start of construction. The project will also require a NRPA PBR Notification for a portion of proposed solar array within 75 feet but greater than 25 feet of Snowshoe Pond Brook at the southeast edge of the site. Road. SME intends to prepare and submit this notification to the MEDEP in November 2020. There are no known mineral resources located on the site. There are no current activities adverse to air or water quality. There are no known historic or archeological resources on the site. There are no primary or secondary transportation or access networks associated with the site.

(ii) The developer provided all necessary documentation from qualified professionals and/or state government agencies supporting the above current site environment summary.

g.) The Planning Board reviewed the application and identified the following under CLUO 6.3.7. Section 3 Identification and Discussion of Potential Environmental Impacts of the Proposed Project (these are the standard items generally required for subdivisions and site plans):

(i) Related to CLUO 6.3.7.Section 3.1, the project has a de minimis or no impact on air and water quality.

(ii) Related to CLUO 6.3.7.Section 3.2, the project has a de minimis or no impact on existing water supplies.

(iii) Related to CLUO 6.3.7.Section 3.3, the project has a de minimis impact on existing geology; the potential for soil erosion occurs only during the construction phase; the developer submitted plans for mitigating the impact.

(iv) Related to CLUO 6.3.7.Section 3.4, the project has a de minimis or no impact on existing roads or highways except during the construction phase and those impacts are mitigated through adherence to rules and regulations promulgated and enforced by the State of Maine Departments of Transportation and Public Safety.

(v) Related to CLUO 6.3.7.Section 3.5, the project has a de minimis or no impact on existing sewage disposal.

(vi) Related to CLUO 6.3.7.Section 3.6, the project has a de minimis or no impact on solid waste disposal.

(vii) Related to CLUO 6.3.7.Section 3.7, the project has a de minimis or no impact on cultural, natural and historic archaeological areas

(viii) Related to CLUO 6.3.7.Section 3.8, the project has some impact on other development in the town. The project consumes land that may be developable at some future date. The project provides for the ready access of renewable energy by Clifton residents as well as others in the region who may wish to pursue Leadership in Energy and Environmental Design (LEED) certified commercial, industrial, or institutional projects.

(ix) Related to CLUO 6.3.7.Section 3.9, the project has a de minimis or no impact on existing surface waters.

(x) Related to CLUO 6.3.7.Section 3.10, the project has a de minimis or no impact on existing groundwater.

(xi) Related to CLUO 6.3.7.Section 3.11, the project has no potential for flood hazard.

(xii) Related to CLUO 6.3.7.Section 3.12, the project has a de minimis or no impact on existing freshwater wetlands.

(xiii) Related to CLUO 6.3.7.Section 3.13, the project has a de minimis or no impact on streams or brooks.

(xiv) Related to CLUO 6.3.7.Section 3.14, the project has a de minimis or no impact on storm water.

(xv) Related to CLUO 6.3.7.Section 3.15, the project has a de minimis or no impact on shore frontage and access to shoreline.

(xvi) Related to CLUO 6.3.7.Section 3.16, the project has a de minimis or no impact on lake phosphorous loading.

(xvii) Related to CLUO 6.3.7.Section 3.17, the project has a de minimis or no impact on adjoining municipalities.

(xviii) Related to CLUO 6.3.7.Section 3.18, the project has a de minimis or no impact on forest resources.

(xix) Related to CLUO 6.3.7.Section 3.19, the project has a de minimis or no impact on fish and wildlife.

(xx) Related to CLUO 6.3.7.Section 3.20, the project has a de minimis or no impact on the landscape and ridgelines

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| NOD MOTION V: The Planning Board hereby adopts the findings (listed herein in item 2.f and g.) encompassing the CLUO standard site plan environmental submissions; based upon those findings and conditions contained herein, the Board certifies the developer submitted required documents. The Board further concludes: (1) based on a review of the documents and relevant facts the positive impact on local development mitigates or offsets adverse development; (2) based on a review of the documents and relevant facts the adverse aesthetic and landscape impact does not significantly diminish the recreational, living, and working experience of a vast majority of residents and visitors;  | Amendments:\_\_\_Yes\_x\_\_No  |
| Made By:Vernon Campbell | Seconded By:Bruce Jellison | \_5\_\_Yea\_0\_\_Nay\_0\_\_ Abs |

**3. Conclusions.**

 a.) The Clifton Planning Board review of Article 6 concludes the following:

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| NOD MOTION VI: The Planning Board hereby adopts the findings listed herein and based upon those findings and conditions contained herein, the Board concludes the application is in compliance with CLUO Article 6.7.SPECIFIC SITE PLAN AND SUBDIVISION REVIEW STANDARDS | Amendments:\_\_\_Yes\_x\_\_No  |
| Made By:Bruce Davis | Seconded By:Julie LaVertue | \_5\_\_Yea\_0\_\_Nay\_0\_\_ Abs |

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| NOD MOTION VII: The Planning Board hereby adopts the findings listed herein and based upon those findings and conditions contained herein, the Board concludes under CLUO Article 6.8., STATUTORY REVIEW CRITERIA, the project is not a subdivision and this section does not apply. | Amendments:\_\_\_Yes\_x\_\_No  |
| Made ByJulie LaVertue | Seconded By:Bruce Davis | \_5\_\_Yea \_0\_\_Nay\_0\_\_ Abs |

b.) The Clifton Planning Board review of Article 7 (General Performance Standards) concludes the following:

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| NOD MOTION VIII: The Planning Board hereby adopts the findings listed herein and based upon those findings and conditions contained herein, the Board concludes under CLUO Article 7 GPS 2.0; 4.0; 6.0; 8.0; 9.0; 11.0; 12.0; 13.0 15.0; 16.0; 17.0; 18.0; 19.0; 21.0; 22.0; 23.0; 25.0; 26.0; 27.0; 30.0; and 32.0 do not apply. | Amendments:\_\_\_Yes\_x\_No  |
| Made By:Julie LaVertue | Seconded By:Bruce Davis | \_5\_\_Yea0\_\_Nay\_0\_ Abs |

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| NOD MOTION IX: The Planning Board hereby adopts the findings listed herein and based upon those findings and conditions contained herein, the Board concludes under CLUO Article 7 GPS 1.0 Access and Driveways, the applicant demonstrated through submission of documents and plans compliance with this standard. | Amendments:\_\_\_Yes\_x\_\_No  |
| Made By:Julie LaVertue | Seconded By:Vernon Campbell | \_5\_\_Yea\_0\_\_Nay\_0\_\_ Abs |

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| NOD MOTION X: The Planning Board hereby adopts the findings listed herein and based upon those findings and conditions contained herein, the Board concludes under CLUO Article 7 GPS 3.0 Buffering and Screening, the applicant is in compliance with the standard. | Amendments:\_\_\_Yes\_x\_\_No  |
| Made By:Julie LaVertue | Seconded By:Vernon Campbell | \_5\_\_Yea\_0\_\_Nay\_0\_\_ Abs |

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| NOD MOTION XI: The Planning Board hereby adopts the findings listed herein and based upon those findings and conditions contained herein, the Board concludes under CLUO Article 7 GPS 5.0 Damage To Town Property, the applicant has provisions to protect town property during the construction phase of the project. | Amendments:\_\_\_Yes\_x\_\_No  |
| Made By:Julie LaVertue | Seconded By:Bruce Davis | \_5\_\_Yea\_0\_\_Nay\_0\_\_ Abs |

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| NOD MOTION XII: The Planning Board hereby adopts the findings listed herein and based upon those findings and conditions contained herein, the Board concludes under CLUO Article 7 GPS 7.0 Erosion and Sedimentation Control, the applicant demonstrated through submission of documents and plans compliance with this standard. | Amendments:\_\_\_Yes\_x\_No  |
| Made By:Bruce Davis | Seconded By:Vernon Campbell | \_5\_\_Yea\_0\_\_Nay\_0\_\_ Abs |

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| NOD MOTION XIII: The Planning Board hereby adopts the findings listed herein and based upon those findings and conditions contained herein, the Board concludes under CLUO Article 7 GPS 10.0 Lighting (Non Residential) the applicant is in compliance with the standard. | Amendments:\_\_\_Yes\_x\_\_No  |
| Made By:Julie LaVertue | Seconded By:Bruce Davis | \_5\_\_Yea\_0\_\_Nay\_0\_\_ Abs |

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| NOD MOTION XIV: The Planning Board hereby adopts the findings listed herein and based upon those findings and conditions contained herein, the Board concludes under CLUO Article 7 GPS 14.0 Municipal Services; the development will not adversely impact municipal services. | Amendments:\_\_\_Yes\_\_x\_No  |
| Made By:Vernon Campbell | Seconded By:David Cogdell | \_5\_\_Yea\_0\_\_Nay\_0\_\_ Abs |

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| NOD MOTION XV: The Planning Board hereby adopts the findings listed herein and based upon those findings and conditions contained herein, the Board concludes under CLUO Article 7 GPS 20.0 Oil and Chemical Storage; the applicant demonstrates the ability to comply with the management and storage of oils and chemicals during both construction and operation.  | Amendments:\_\_\_Yes\_\_x\_No  |
| Made By:Julie LaVertue | Seconded By: Bruce Davis | \_5\_\_Yea\_0\_Nay\_0\_\_ Abs |

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| NOD MOTION XVI: The Planning Board hereby adopts the findings listed herein and based upon those findings and conditions contained herein, the Board concludes under CLUO Article 7 GPS 24.0 Preservation of the Landscape; the applicant submitted plans and documents indicating all practical measures are in place to preserve the landscape given the nature of the development. | Amendments:\_\_\_Yes\_x\_\_No  |
| Made By:Bruce Davis | Seconded By:Bruce Jellison | \_5\_\_Yea\_0\_\_Nay\_0\_\_ Abs |

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| NOD MOTION XVII: The Planning Board hereby adopts the findings listed herein and based upon those findings and conditions contained herein, the Board concludes under CLUO Article 7 GPS 28.0 Site Conditions; the applicant submitted plans and documents indicating the construction and scheduling will comply with this standard. | Amendments:\_\_\_Yes\_x\_\_No  |
| Made By:Julie LaVertue | Seconded By:Vernon Campbell | \_5\_\_Yea\_0\_\_Nay\_0\_\_ Abs |

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| NOD MOTION XVIII: The Planning Board hereby adopts the findings listed herein and based upon those findings and conditions contained herein, the Board concludes under CLUO Article 7 GPS 29.0 Soils; the applicant submitted plans and documents indicating compliance with this standard. | Amendments:\_\_\_Yes\_x\_\_No  |
| Made By:Vernon Campbell | Seconded By:Bruce Davis | \_5\_\_Yea\_0\_\_Nay\_0\_\_ Abs |

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| NOD MOTION XIX: The Planning Board hereby adopts the findings listed herein and based upon those findings and conditions contained herein, the Board concludes under CLUO Article 7 GPS 31.0 Storm Water Runoff; the applicant demonstrates the ability to comply with the management of storm water both during construction and operations through submissions of plans and documents during site plan review.  | Amendments:\_\_\_Yes\_x\_\_No  |
| Made By:Bruce Davis | Seconded By:Vernon Campbell | \_5\_\_Yea\_0\_\_Nay\_0\_\_ Abs |

c.) The Clifton Planning Board review of Article 8 (Uses, Dimensions, and Standards) concludes the following:

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| NOD MOTION XX: The Planning Board hereby adopts the findings listed herein and based upon those findings and conditions contained herein, the Board concludes CLUO Article 8 Residential Uses, Dimensions, and Standards does not apply.  | Amendments:\_\_\_Yes\_x\_\_No  |
| Made By:Julie LaVertue | Seconded By:Bruce Davis | \_5\_\_Yea\_0\_\_Nay\_0\_\_ Abs |

d.) The Clifton Planning Board review of Article 9 (Shoreland Management Area Uses, Dimensions, and Standards) concludes the following:

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| NOD MOTION XXI: The Planning Board hereby adopts the findings listed herein and based upon those findings and conditions contained herein, the Board concludes CLUO Article 9 Shoreland Management Area Uses, Dimensions, and Standards does not apply.  | Amendments:\_\_\_Yes\_x\_\_No  |
| Made By:Vernon Campbell | Seconded By:Julie LaVertue | \_5\_\_Yea\_0\_\_Nay\_0\_\_ Abs |

e.) The Clifton Planning Board review of Article 10 (Flood Hazard Development) concludes the following:

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| NOD MOTION XXII: The Planning Board hereby adopts the findings listed herein and based upon those findings and conditions contained herein, the Board concludes CLUO Article 10 Flood Hazard Development does not apply.  | Amendments:\_\_\_Yes\_x\_\_No  |
| Made By:Vernon Campbell | Seconded By:Bruce Jellison | \_5\_\_Yea\_0\_\_Nay\_0\_\_ Abs |

f.) The Clifton Planning Board review of Article 11 (Special Protection Areas) concludes the following:

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| NOD MOTION XXIII: The Planning Board hereby adopts the findings listed herein and based upon those findings and conditions contained herein, the Board concludes under CLUO Article 11 Special Protection Areas; the project does not impact any Special Protection Areas.  | Amendments:\_\_\_Yes\_x\_No  |
| Made By:Julie LaVertue | Seconded By:Bruce Davis | \_5\_\_Yea\_0\_\_Nay\_0\_\_ Abs |

g.) The Clifton Planning Board review of Article 15 (Major Development Standards) concludes the following:

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| NOD MOTION XXIV: The Planning Board hereby adopts the findings listed herein and based upon those findings and conditions contained herein, the Board concludes under CLUO Article 15 Major Development Standards either does not apply because it is focused on subdivision issues or is previously covered in another area. | Amendments:\_\_\_Yes\_x\_No  |
| Made By:Bruce Davis | Seconded By:David Cogdell | \_5\_\_Yea\_0\_\_Nay\_0\_\_ Abs |

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| NOD MOTION XXV: The Planning Board hereby adopts the findings listed herein and based upon those findings and conditions contained herein, the Board concludes the applicant must submit the following items required by the Clifton Land Use Ordinance to the satisfaction of the Board in order to receive Final Approval under Article 6.(1) Approval from the Maine Department of Environmental Protection.(2) Mylar maps suitable for recording at the Penobscot County Registry of Deeds. | Amendments:\_\_\_Yes\_x\_\_No  |
| Made By:Bruce Jellison | Seconded By:Julie LaVertue | \_5\_\_Yea\_0\_\_Nay\_0\_\_ Abs |
| NOD MOTION XXVI: The Planning Board hereby adopts the findings listed herein and based upon those findings and conditions contained herein in total, the Board concludes that the applicant has complied with the Clifton Land Use Ordinance dated November 7, 2017 and grants the applicant HEP Clifton SPV LLC,: **PROVISIONAL APPROVAL** | Amendments:\_\_\_Yes\_x\_\_No  |
| Made By:Julie LaVertue | Seconded By:Bruce Davis | \_5\_\_Yea\_0\_\_Nay\_0\_\_ Abs |

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Town of Clifton Planning Board Dated \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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