DRAFT Minutes of the 4 November 2020 Town of Clifton Planning Board Meeting

The meeting was called to order at approximately 6:00 p.m. in the town office building. Present were Chairperson Bruce Jellison, Vice Chairperson David Cogdell, members Julie LaVertue, Vern Campbell, and alternate member Bruce Davis. Also present were Tom Donnelly, Senior Vice President Construction New England for HEP Energy USA LLC (HEP) in Portland, Maine and Joel Butler, owner of Wolf Recycling LLC of Clifton, Maine. The meeting was broadcast via Zoom, a copy of which may be obtained by contacting the town office.

The Pledge of Allegiance was recited.

Bruce Davis was designated to be a Planning Board member for this specific meeting by Chairperson Jellison.

Upon a motion by Bruce Davis/Vern and a 5/0 vote, the draft minutes of the 21 October 2020 Planning Board meeting were approved.

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.

Each board member signed 2 copies of the finalized Provision Approval document for the Silver Maple project.

Upon a motion by Vern/Julie and a 5/0 vote, the meeting adjourned at approximately 7:25 p.m.

Minutes prepared by Vice Chairperson David Cogdell.