DRAFT Minutes of the 15 October 2020 Clifton Maine Planning Board Meeting

The meeting was called to order at 6:00 p.m. in the town office building. Present were Chairperson Bruce Jellison, Vice Chairperson David Cogdell, members Vern Campbell, Julie LaVertue and alternate member Bruce Davis. SWEB representative Paul Fuller was the only other person present. The meeting was broadcast via Zoom.

The Pledge of Allegiance was recited.

Bruce Jellison reported that the copy of the draft 7 October 2020 minutes that he received via email was corrupted and, as a result, he was unable to read the document. Accordingly, upon a motion by Bruce Jellison/Vern and a 4/0 vote, the Board voted to defer reviewing/approving the minutes until the next meeting.

Bruce Jellison appointed alternate member Bruce Davis to be a Board member for this specific meeting.

Bruce Jellison briefed the Board on the process to establish finding of facts regarding the Silver Maple project. This included a draft Notice of Decision (NOD) document he prepared that contained excepts of past meeting minutes documenting the Board’s actions regarding the completeness of SWEB’s submissions in accordance with Article 6 and portions of Article 14 of Clifton Land Use Ordinance (CLUO). The document also contained proposed NOD motions for the Board’s consideration and, where appropriate, approval. Due to time constraints, the remaining Article 14 requirements and related NOD proposed motions will be prepared shortly.

Upon a motion by Vern/Julie and a 5/0 vote, the Board decided to have an additional meeting on Wednesday, 21 October at 6:00 p.m. in the town office building.

Following discussions as appropriate, the Board made the following decisions with respect to each motion:

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. ACTION TAKEN: No amendments proposed or voted upon. Upon a motion by Julie/Vern and a 5/0 vote, NOD Motion I was APPROVED.

NOD Motion II: The Planning Board hereby adopts the findings and based upon those findings and conditions contained herein, the Board concludes the above named persons (2.a) are applying for an allowed use in the Town of Clifton (2.b and c). ACTION TAKEN: No amendments proposed or voted upon. Upon a motion by Bruce Davis/Julie and a 5/0 vote, NOD Motion II was APPROVED.

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. ACTION TAKEN: Upon a motion for amendment by Bruce Jellison/Vern and a 5/0 vote, a reference to Article 6.3.6.4 was removed from the text of paragraph (2.d) in the document due to being inadvertently included in the text. Upon a motion by Julie/Bruce Davis and a 5/0 vote, NOD Motion III was APPROVED.

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. ACTION TAKEN: No amendments proposed or voted upon. Upon a motion by Vern/Bruce Davis and a 5/0 vote, NOD Motion IV was APPROVED.

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; (3) the proposed wind turbine towers create no greater visual impact than is created by the existing telecommunication towers on Black Cap and Peaked mountains; (4) the CLUO does not provide a mechanism to further regulate or mitigate the landscape or aesthetic impact. ACTION TAKEN: No amendments proposed or taken. Upon a motion by Bruce Davis/Vern and a 5/0 vote, NOD Motion V was APPROVED.

NOD Motion VI: The Planning Board hereby adopts the findings (listed herein in item 2.h) encompassing the CLUO specific project standards (environmental) for industrial wind turbines under Article 14; based upon those findings and conditions contained herein, the Board certifies the developer submitted required documents demonstrating no adverse impact under Article 14.8.5.1.9 through 12 and 14.8.7. ACTION TAKEN: No amendments proposed or taken. Upon a motion by Bruce Davis/Vern and a 5/0 vote, NOD Motion VI was APPROVED.

NOD Motion: The Planning Board hereby adopts the findings (listed herein in item 2.i) encompassing the CLUO specific project standards (Dimensional Standards and Restrictions) for industrial wind turbines under Article 14; based upon those findings and conditions contained herein, the Board certifies the developer submitted required documents demonstrating no adverse impact under Article 14.8.6.5.1 through 8. ACTION TAKEN: Upon a motion by Vern/Julie and a 5/0 vote, the Board APPROVED an amendment that assigned “VII” to this motion since it did not have an assigned motion number due to administrative error. Upon a motion by Vern/Bruce Davis and a 5/0 vote, NOD Motion VII was APPROVED.

NOD Motion IX: The Planning Board hereby adopts the findings (listed herein in item 2.j) encompassing the CLUO specific project standards (Connection Agreement) for industrial wind turbines under Article 14; based upon those findings and conditions contained herein, the Board certifies the developer submitted required documents demonstrating no adverse impact under Article 14.8.5.1.8. ACTION TAKEN: Upon a motion by Vern/Bruce Jellison and a 5/0 vote, the Board APPROVED an amendment changing the erroneously assigned motion number from IX to VIII. Upon a motion by Bruce Jellison/Vern and a 5/0 vote, the Board APPROVED an amendment deleting the words “demonstrating no adverse impact” from the original motion that was included in error. Upon a motion by Bruce Jellison/Julie and a 5/0 vote, NOD Motion VIII was APPROVED.

Upon a motion by Vern/David and a 5/0 vote, the meeting was adjourned at 8:01 p.m.

Minutes prepared by David Cogdell

Note: A copy of the Zoom recording of this meeting and a copy of the DRAFT NOD motion document can be obtained by contacting the town office.