Minutes of the 7 December 2022 Clifton, Maine Planning Board Meeting

The meeting was called to order at approximately 6:00 p.m. in the town office building. Present were Board Chairperson Bruce Jellison, Vice Chairperson David Cogdell, member Vern Campbell, and newly appointed alternate member John Williams II.

Bruce appointed John to be a full member of the Board for this meeting only.

Upon a motion by Vern/David and a 3/0 vote with John abstaining, the minutes of the 2 November 2022 Board meeting were approved.

David provided a briefing regarding his participation in the Maine Municipal Association’s 30 November 2022 webinar regarding Maine’s medical and adult use cannabis programs. Additionally, the Board then discussed various issues relating to Clifton possibly opting in to one or both cannabis programs.

The Board discussed the status of commercial solar array construction in Clifton since a permit for an array had been issued sometime back. Additionally, there followed a discussion regarding whether it was in the town’s best interests to approve a moratorium on new commercial solar array permits since the town’s existing Land Use Ordinance did not specifically address commercial solar power, and whether a community benefit agreement with future solar array developers might be appropriate. The Board also heard concerns expressed by a member of the public in attendance regarding the town’s possibly limiting how someone used their own land. As part of this discussion, Bruce provided documentation regarding how the Towns of Ellsworth, Winthrop, and Dedham/Lucerne had addressed the issue.

The Board discussed concerns regarding the development of a lot on Campbell Lane given concerns regarding septic field and parking since it was the Board’s understanding that the property might be used as a short-term rental to various groups. As part of this discussion, Bruce provided the Board with a copy of Dedham’s Assembly and Mass Gathering Ordinance.

Upon a motion by Vern/John and a 4/0 vote, the meeting adjourned at approximately 7:43 p.m.

Minutes prepared by Board Vice Chairperson David Cogdell.