7 July 2021 Minutes of the Town of Clifton Maine Planning Board Meeting

The meeting was called to order at approximately 6:03 p.m. in the town office building. Present were Chairperson Bruce Jellison, Vice Chairperson David Cogdell, and members Julie LaVertue and Vern Campbell. Also present were Paul Fuller, representing the Silver Maple wind project, and John Williams of John Williams Construction. The meeting was broadcast, but not recorded, via ZOOM.

The Pledge of Allegiance was recited.

Upon a motion by Vern/David and a 3/0 vote, the minutes of the 2 June 2021 Board meeting were approved. Julie abstained since she was not present at that meeting.

The Board reviewed a permit application from John Williams regarding a proposed 4.9-acre rock quarry on property he owns behind 167 Airline Road in Clifton. Based upon that review and discussions with John, the Board made the following impact assessments with respect to the Clifton Land Use Ordinance (CLUO) Table 12A Assessment of Impact:

Factor #1 Size of structure - minimal impact (Note: No structure to be built).

Factor #2 Height of occupied structure – minimal impact.

Factor #3 Acreage involved – minimal impact.

Factor #4 Traffic generated – minimal impact.

Factor #5 Number of employees – minimal impact.

Factor #6 Sound level generated - minimal impact (Note: This issue was discussed in significant detail).

Factor #7 Exterior lighting – minimal impact (Note: no exterior lighting involved).

Factor #8 Air quality affects – light impact.

Factor #9 Surface water affects - minimal impact.

Factor #10 Soil and water contamination potential – minimal impact.

Factor #11 Municipal service demands – minimal impact.

Accordingly, the Board, following amotion by Bruce/Julie and a 4/0 vote, assigned the proposed project a Tier 2 light impact use classification.

Based upon the CLUO’s Table 13 E, Group 3 (Extractive and Earth Materials Uses and Activities), quarries under 5 acres are Tier 3 Low Impact projects and require a Code Enforcement Officer (CEO) issued permit with no Planning Board review. Accordingly, upon a motion by Vern/Julie and a 4/0 vote, the Board decided to assign the application to the CEO for action as appropriate.

(Note: During the course of reviewing the application, the Board noted several minor changes it may recommend in future CLUO updates/changes.)

Due to changes in the Penobscot Country Registry of Deeds procedures for maps registered with that office, the Board members, upon a motion by Bruce/Julie and a 4/0 vote, signed four paper maps that related to the Silver Maple wind project permit application. The original maps that the Board members had signed earlier were deemed unacceptable to the Registry of Deeds since they were laminated.

David reported that, in a discussion with alternate Board member Bruce Davis last week, Bruce said that he no longer considers himself an alternate Board member. It is David’s understanding that Bruce has not formally submitted any resignation notice to the town.

Upon a motion by Vern/Julie and a 4/0 vote, the meeting was adjourned at approximately 6:59 p.m.

Minutes prepared by Vice Chairperson David Cogdell.