

**Town of Pittston
Planning Board Meeting Minutes
June 13, 2024**



Board Members Present: Marlene Colvin (Chair), Terry Shepherd (Vice Chair), Daniel Taggart, Daniel Haiss, Peter Kelley

Other Town Officials Present:

Recorder: Marie-Anne Flowers

1. Call to Order 6:42 PM

2. Approval of Old Minutes approved 5-0-2

3. Public Hearing

4. Pre-Application Review:

- a. **Megan Rosano - Dog Grooming Business** Application was reviewed and the applicant has been advised to provide the abutter information and a check for the application fee to Marie-Anne Flowers (Administrative Assistant).
- b. **David Jensen** has an 18.3-acre lot with an existing house. David wants to sell the existing home with 16 acres and keep the other 2.3 acres for possible future build. Tim Gallant is the surveyor. The Planning Board is questioning if David Jensen needs to go through the sub division process. There is about 165 feet of frontage. The town requires 200 feet of frontage. The planning Board has moved to divide the property into 2 lots, as designed on the submitted plan. Lot #2 road frontage is 167.51. To make it legal, owner must install a road +/-35 ft long to create the required 200 feet of frontage, if a home is ever built. Peter Kelley made a motion to approve and Daniel Taggart seconded the motion. Approved 5-0-2.

5. Application Review:

a. Nehumkeag Pond, LLC Map U-18 Lot # 2

The vernal pools have been determined. There are 5 pools, 4 are significant. There should be no impact to vernal pools. The panels will be within permitted areas. The fee has been paid. The Planning Board questioned a buffer zone to hide the panels from view. There is a 100 ft setback. There is a new engineering plan submitted. The application was reviewed by the Planning Board. Marlene Colvin (Chair) questioned maintenance to the equipment as well as mowing. Mowing should be completed twice a year. The only lighting is downward lighting that should not disturb other residents. The lease is 20 years with 4 five-year extensions. Total expectancy is 40 years. The company

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that installs the solar is responsible for decommissioning. A bond for decommissioning is required. The applicant will submit a decommissioning plan to the Planning Board. No additional poles or lines will be required. Projected timeline is up to 1 year to complete. The total cost of the project was also requested. The amount of the decommission bond was questioned. When decommissioned, the company is required to remove all equipment, reseed and restore the land to its previous condition. Sound study has been provided. The maximum at the property line DBA is 40 during the day. This is well below the allowable sound limit. There will be signage on the gate with emergency contact information. Soil testing is not required. Phase 1 environmental testing will be completed. PFAS risk has been questioned by the Planning Board. Information regarding the PFAS risk has been requested. Panels may or may not be made in America. It depends on availability at the time of installation. A motion to accept the application was made by Peter Kelley and seconded by Daniel Taggart. Approved 5-0-2

Site Visit: June 29, 2024 @ 9am

Hearing: July 11, 2024 @ 6:30 pm

6. **Solar Projects discussion** The current fees were discussed and compared to other towns. The Planning Board discussed the fees charged and the way fees are charged on solar projects. The Ordinance Review Committee is working on a Solar Ordinance for the town. The Planning Board discussed pollution concerns.
7. **Assigning property addresses (Christian had sent me an email about this)** Marlene Colvin (Chair) questioned if we can make 911 addressing a part of the Planning Board application process. The Planning Board has determined that 911 addressing should be part of the application approval process.
8. **Action Items**
 - a. Flycatcher abutter letters
 - b. David Jensen approval letter
 - c. **Next Meeting** July 11, (6:30 PM)

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d. **Adjournment** 8:15 PM 5-0-2

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Respectfully submitted by:

Marie-Anne Flowers, Planning Board Administrative Assistant Date

Marlene Colvin, Planning Board Chair Date

Terry Shepherd, Planning Board Vice Chair Date

Rodney Hembree Date

Daniel Taggart Date

Daniel Haiss Date

Jim Lothridge Date

Peter Kelley Date