

Town of Buxton Planning Board

Monday, November 25, 2019 at 7 p.m.

Minutes recorded by Kandice Talbot

Members in attendance: Keith Emery, Chris Baldinelli, David Field, Craig Lefebvre and Joseph Rench

Members absent: None

Others in attendance: Gail Field, Florence Mason, Andrew Mason, Zach Good, Revision Energy, Henry Huntley, Parker Brown, Shaw Brothers, Nate Niles, Revision Energy, Matt Albrecht, Cliff Thomas and Peter Gordon

Chairman Emery called the meeting to Order at 7:00 pm with the pledge of allegiance.

1. **Site Walk Discussion:** Revision Energy Inc. has submitted an application for a solar array use to be located at the former Shaw Brothers Gravel Pit which is located on Beech Plains Road. The property is located in the Residential District and is 25.34 acres in size. The solar array will be used to offset electrical costs at other Shaw Brothers properties. Tax Map 10 Lot 152.

Chairman Emery discussed how he was unable to attend the last Planning Board meeting and the site walk because of other commitments.

Mr. Field said he was at the site walk and there were two abutting property owners who attended and asked questions and the applicant was very good at responding to those questions.

Mr. Lefebvre stated that everyone seemed to really like the idea of this project.

Chairman Emery said he did pop into the site just to get a feel for it and he was happy to see that the land was a little lower in the area and it was loamed and seeded and looked very nice.

Vice Chair Baldinelli said he thought the old gravel pit looked very nice and was ready to be put to a good use and he felt this is a good use. He would much rather see this than 5 or 6 houses in there. Although we need housing he feels this is a good use for this site.

Chairman Emery mentioned that a revised plan had been submitted by the applicant. Mr. Field stated this new plan shows the abutters names, which we had requested they do.

Vice Chair Baldinelli asked about an abutter who had a question about the markers and she felt they were too close to the side. When the Planning Board was leaving, the abutter and Revision Energy were going down to look at this. He asked if they had resolved this.

Zach Good, Revision Energy, stated they are 200+ feet away from that property line and is explicitly called out on the plan.

Vice Chair Baldinelli said the applicant was going to talk to the Fire Chief about any requirements in case of a fire and they were proposing a lock box just in case.

Chair Emery asked what decision was made as to where this use would come under on the Land Use Table.

Vice Chair Baldinelli answered it would fall under the Town's definition of Public Utility, not the State's definition.

The Board recommended they also add a note to the plan stating this.

Mr. Field pointed out the applicant is getting credit for energy generated, however some of it will go to Central Maine Power for public use.

Vice Chair Baldinelli made a motion to hold a public hearing for Revision Energy/Shaw Brothers Solar Array on December 9, 2019. Mr. Field seconded the motion. The Board voted 5-0 in favor.

2. Matthew Albrecht has submitted a proposal for a revision to a conditional use approval for property located at 600 Narragansett Trail. The applicant is proposing to install a temporary shed for barrel storage. The property is located in the Business Commercial District and is 40.10 acres in size. Tax Map 6 Lot 38.

Matthew Albrecht, applicant, mentioned he appreciated the one year temporary approval the Planning Board had discussed, but based on the price tag of the shed he wanted to discuss this further with the Board. The building is basically a larger version of a carport. The company that manufactures them gives you the option to enclose them. We are essentially putting up a steel frame with three walls with the front being open. The building will have no utilities and will be used just for storage. We have the option to wall it off for not only aesthetics so you won't see the mound of barrels but also to keep the weather out. The building would be 60 ft. x 40 ft. and would sit on pavement. There would be no foundation or sono tubes. We just paved our parking lot and paved this area specifically for storing barrels. We do meet a 5/12 roof pitch and it will be certified for wind and snow load. We will have metal siding which will be the same as our existing building. This structure will match the building that is already there. This building will be behind the building and on the right side tucked into the wood. This building will be located where a storage container is now. There will only be a few feet of this building visible from the road. This will give us the ability

to move the storage container and hide it behind the structure. One year ago we put the additions on the building as discussed during the original approval process and we did follow through with the project. I am looking to move forward and putting up a temporary building and I am looking for a 5-10 year temporary building. The purpose of this building is just for a roof over the barrels. The weather can make the barrels look older than they are. He said he has put tarps over some of the barrels, however it isn't the look he wants for his business. The 5-10 year plan is to put up a new building similar in size to the existing building and this is the solution to get us by until then.

Chairman Emery asked if he had measured to see how far this building is going to be set back.

Mr. Albrecht stated with a 40 ft. building the front of the building will stick out approximately 4 ft. from the tree line. He could remove some vegetation so it could be moved further back but he really would like to keep any vegetation as is.

Mr. Field asked how far from the road will it be.

Mr. Albrecht said the temporary building will be located between 225 ft. to 250 ft. from the street.

The Planning Board then discussed they didn't have a problem with only 4 ft. being visible from the street with the rest of the building tucked behind the tree line. They also discussed that the exterior of the building will match the existing building, it won't look like a sore thumb sticking out there.

Chairman Emery discussed the temporary status of the building and felt the Planning Board should give Mr. Albrecht a time frame. Chairman Emery was thinking possibly 5 years and then in 5 years he could come back to the Board and either request more time to keep it as a temporary building and let us know he is in the process of starting a new building. At that point he would need to determine if this becomes part of the new building or it goes away.

Mr. Albrecht said the reason he is going with this building is because it is a high quality building which will last for the 5-10 year period I need it for. My thought for the future is in the worst case scenario and business isn't going good, there is an area which is cleared out and is not visible to the road and we could move this building to that area. This is worst case. If business is going good and we decide on a new building, we can always sell the temporary building. Its metal, somebody could always buy it for scrap. We also have the farmhouse next door and it's possible we could utilize the temporary building over there and place it behind the farmhouse.

Mr. Field asked if visibility was really an issue to anybody.

Vice Chair Baldinelli said he is leaning towards the fact that this will be a temporary building and matches the existing building. However, it is a metal building and metal buildings are not allowed in the Business Commercial District. And in the event this becomes a permanent building, which sometimes happens, it could be an issue with the Design Committee.

Chairman Emery said this is the reason why I said the building should be allowed as temporary for a certain number of years or he has to come back to the Planning Board. The temporary building will not be entirely visible from the street and I don't have a problem with metal buildings.

Vice Chair Baldinelli said he really doesn't have a problem with this metal building either, but he is aware that they could possibly be opening the door for someone else. He also appreciated the fact that Mr. Albrecht complied with the roof pitch as proposed in the Design Standards even before they were voted in. He just wants to make sure the Planning Board is careful and we don't open doors for anybody.

Mr. Albrecht said because this is a temporary structure, it is building to withstand wind and snow, however it will only handle the light weight metal siding and can't handle heavier siding. This is the only option for siding for this building or nothing. And with nothing, unfortunately you would see this roof with metal posts holding it up and tarps.

Mr. Field said with this being a temporary building is where the door would be closed. Anybody else would be coming in with a permanent building and would be different. It is not livable, it is not manufacturing, it is cold storage.

Chairman Emery said with the 5 year time period on the temporary building it doesn't open the door.

Mr. Rench said he had a concern with the metal siding also, but with it being a temporary storage building he feels this would work for this. It's not on a foundation like Dollar General.

The Board then discussed what they would like submitted from Mr. Albrecht. They are requesting a neatened up plan along with a note on the plan stating this will be a temporary carport building for barrel storage. They also asked him to mark how far the temporary building will be back from the street. He should also have the approval of the Fire Chief. They also discussed whether or not to hold a site walk. The consensus was they did not need one.

Vice Chair Baldinelli made a motion to hold a Public Hearing for Matthew Albrecht at 600 Narragansett Trail for a temporary building for storage of barrels on December 9, 2019. Mr. Field seconded the motion. The Board voted 5-0 in favor.

3. Approval of Minutes

Vice Chair Baldinelli made a motion to approve the August 26, 2019 minutes as written. Mr. Field seconded the motion. The Planning Board voted 5-0 to approve the motion.

4. Approval of Bills

Vice Chair Baldinelli made a motion to approve the bill from Morse Environmental Consulting, LLC in the amount of \$781.25 for wetland mapping. Mr. Lefebvre seconded the motion. The Planning Board voted 5-0 to approve the motion.

5. Communications

- Dates need to meet to have any ordinance or map changes on the ballot on November 5, 2019
- Welcome To The Flood Zone Newsletter

6. Other Business

Ms. Talbot discussed with the Planning Board that there will be a new tenant in the Dunkin Donut building. It will be an insurance company.

7. Attendees may address the Board on the evening's business:

Adjourn

Vice Chair Baldinelli made a motion to adjourn at 7:48 p.m. The motion was seconded by Mr. Field. The Planning Board voted 5-0 to approve.

Approval Date: _____

Keith Emery, Chairman

Date