



City of Presque Isle, Maine

Planning Board Minutes

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Presque Isle City Hall- Council Chambers

April 20, 2023 @ 6:00 PM

Planning Board Members Present: Ward Gerow (Vice-Chairman), Jayne Farrin, Rachel Murchison, David Perry, & Richard Engels (Alternate)

Planning Board Members Absent: Bruce Roope (Chairman), Sean Nordenhold, Stacey Walton

Others Present: Galen Weibley, Director of Economic & Community Development; Tim St. Peter, Code Officer; Martin Puckett, City Manager; Doug Cyr, City Councilor; Dawson Daigle, Daigle Oil; Kevin Freeman, City Councilor; & Tim Roix, BRSA; & Simon Courtney, Solar Provider Group.

1. Call to Order

Vice-Chairman Gerow called the meeting to order at 6:01 PM. Mr. Engels was made a voting member for the meeting given the absence of three members. Total members present five voting members.

2. Minutes Approval: Review and approve draft minutes from March 16, 2023.

A motion by *Jayne Farrin*, second by *David Perry* to approve the March 16, 2023 Planning Board Meeting Minutes. **Vote – unanimous 5-0**

3. Citizen Comments: None

4. Site Plan Review for DOC Carwash Project- 793 Main Street

Tim Roix with BRSA presented Daigle Oil Company's proposed carwash project located at the old Burger King pad site location at 793 Main Street. The proposal calls for using the existing curb cut for Shop & Save and remove the previous curb cut for the Burger King drive through lane onto Main Street. Project calls for two borings for the public water and sewer line on Main Street and project will comply with queuing lane standards by the City.

DOC Carwash Site Plan Review (Continued)

Mr. Weibley shared with the Planning Board the results from the Preliminary Site Plan review by the Development Review Staff consisting of Code, Police, Fire, Public Works, PIUD, City Engineer, and Assessing. There were no outstanding comments remaining and staff recommend approval as a good reuse for the site.

Vice-Chair Gerow opened the floor for questions. *Richard Engels* inquired if wastewater will be recycled on the site or disposed of in the PIUD sewer system. Mr. Roix confirmed that the water will not be recycled and will be disposed as part of the PIUD wastewater system. Galen Weibley also added that the PIUD Superintendent has no issues with the wastewater which can be treated by the district.

Vice-Chair Gerow inquired about traffic safety and if Maine DOT has no issues with the proposed project? Mr. Roix confirmed that Maine DOT has reviewed the proposed project and believes this will not be an issue as the proposed use will generate less traffic than the previous fast food establishment.

A motion by *Rachel Murchison* and second by *Richard Engels* to approve the site plan for Daigle Oil Company's Carwash Project located at 793 Main Street. **Vote-unanimous 5-0**

Vice-Chair Gerow recessed the meeting at 6:15 PM to sign the site plan

Vice-Chair Gerow reconvened the meeting at 6:20 PM

5. Solar Provider Group Solar Farm Project – 175 Fort Road

Simon Courtney with Solar Provider Group (SPG) addressed the board with an overview of the company. He shared that his company specializes in solar projects between 1-5 Megawatt in size similar to the proposed project with operations in multiple states and providences in North America. Mr. Courtney also provided a brief overview of Maine's Net Billing Program for solar credits that the public can subscribe to the project.

Mr. Courtney proceeded to then list an overview of the proposed project at 175 Fort Road with the eventual owner being Catalyze Energy. There will be no oil transformer on the site which should mitigate fire risk. Mr. Courtney highlighted the community service training SPG will offer to Presque Isle Fire Department. He also highlighted the proposed alternative designs for the culvert crossing for the access road pending Maine Department of Environmental Protection (DEP) approval.

Mr. Weibley offered an overview of comments from the Development Review Staff during Preliminary Site Plan Review and appreciate the thoroughness of the application. All comments were addressed by the applicant and City staff recommend approval of the project.

Vice-Chair Gerow opened up the floor for questions. *Mr. Gerow* inquired if fires are an issue for solar sites. Mr. Courtney stated that it is very rare. Out of the 350 sites his firm manages, they have no fires reported. Most material is non-combustible. *Mr. Gerow* followed up with how many power shut offs will be on site. Mr. Courtney stated one for the site.

Rachel Murchison inquired if a new transformer substation will be required by Versant? Mr. Courtney confirmed this will be the case. *Richard Engels* inquired if this project will replace the hydropower currently supplied by the grid. Mr. Courtney could not state if this would be true as he does not know about how local power is sourced in northern Maine.

A motion by *Rachel Murchison* and second by *David Perry* to approve the site plan for Solar Provider Group's Solar Farm Project located at 175 Fort Road. **Vote-unanimous 5-0**

Vice-Chair Gerow recessed the meeting at 6:45 PM to sign site plans

Vice-Chair Gerow reconvened the meeting at 7:11 PM

6. **Roberts Rules of Order Training**

Mr. Weibley presented to the Planning Board an overview of Roberts Rules of Order and the board watched a 35-minute video from the Next Move Group regarding the basics of Parliamentary Procedure. After the video the Planning Board agreed by-laws needed to be added to the Planning Board Ordinance that will allow for basic rules and procedures for members to follow during future meetings. There was general consensus by the Board for staff to research proposed rules to be considered at the May 18th meeting.

Rachel Murchison left the meeting at 8:04 PM

7. **Other Business**

Mr. Weibley supplied members with updated Chapter 16 Land Use Code Ordinances for their books. He also shared details regarding Council amendments that did not differ too much from proposed changes by the Board. Mr. Weibley also shared that there may be a May 4th meeting to discuss a site plan application for Dunkin' Donuts at 771 Main Street in Presque Isle.

8. **Adjournment of the Planning Board Meeting**

A motion by *Richard Engels*, second by *David Perry* to adjourn the Planning Board Meeting at 8:28 PM. **Vote – unanimous 4-0.**

Respectfully Submitted,

Galen Weibley

Planning Board Members
Bruce Roope (Chair), Ward Gerow (Vice-Chair),
Jayne Farrin, Rachel Murchison, Sean Nordenhold,
Dave Perry, Stacey Walton, & Richard Engels (Alternate)