

DRAFT for approval

Bridgton Planning Board Meeting Minutes

6/27/2021

Chadbourne Hill Solar Site Walk @ 61 Chadbourne Hill Road

Attendance:

Present

Ken Gibbs
Dee Miller
Rolf Madsen (alternate)
Deb Brusini

Absent

Dan Harden
Catherine DiPietro (alternate)
Greg Watkins

The meeting was called to order at 10 am; Rolf Madsen was appointed as a voting member in place of absent regular members. Also present at the meeting was the owner, Tom Saliba, and the applicant David Albrecht and the Borrego Project Developer, Ryan Bailey. Abutters present were Andy and Donna Derstine; the Derstines submitted a letter to the Board prior to the site walk and this letter was referred to at times during the course of the site visit.

All attendees walked the property except Mr. Saliba. The Board generally walked the area staked out as the abutting border of the southern solar array (abuts the Derstines); two Board members also walked to the location of wetlands crossing; a photo was taken of this crossing area as well as other photos at various locations. The northern array location was not walked upon extensively.

Questions asked of the applicant were:

1. Can the solar farm panel set that abuts the Derstines be reduced in size/capacity or "pushed further back" to provide a larger buffer for Dirstines?
2. Can trees be planted as a screen along the buffer between Dirstines and the solar set abutting their property? (Ryan Bailey mentioned a fence could be erected, typically not trees).
3. What is the total area of the wetlands?
4. What is the distance from the larger (12.23 acre) northern solar panel set from the road? Could a sight line analysis be done for the hearing? (Not critical but helpful). It was mentioned a fence could be erected to obscure the view from the road if need be.
5. Distance of each inverter to the Derstine house?
6. What is the electrical capacity that can be handled at the interconnection point at the street?
7. Can Derstines access their property for tree cutting from the Saliba property once the area has access for construction of the solar farm? Note - it was mentioned that this is between the owner, developer and abutter, and not a planning board matter.
8. Will the trees outside the fence line on the Saliba property be allowed to grow up or will they be cut? Ryan Bailey indicated - unlikely to be cut unless obscures panels, which usually they don't. Pine trees at the back of the border with the abutter will grow in.
9. Is any cutting planned to the West of the solar farm - answer was no.
10. How will the property be cleaned-up? Will stumps and debris be removed? Ryan Bailey indicated stumps would be removed except in the wetlands. A question concerning the amount of wooded debris left behind by the prior logging operation and whether it should remain. General answer was much will remain.

The Dirstine's summarized their major concern is the proximity of the 6.26 acre solar panel array (the southern array) to their property, and the desire for a buffer or screen of some sort for privacy and to protect property value.

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After having completed the walk, a motion was made by Dee Miller to adjourn the meeting and seconded by Rolf Madsen. The vote was 4-0 to adjourn. The meeting was adjourned at 11:28 am.

Respectfully submitted by Deb Brusini, Planning Board Chair