

Town of Manchester - PLANNING BOARD

MINUTES

05/05/2020

6:00 PM

ZOOM MEETING TOWN OFFICE

MEETING CALLED BY	Chairman-Leon Strout, Tom LeVeen, James Hippler, Therese Gay, Jeff Reardon, Robin Spencer, Timothy Nevins
MEMBERS ABSENT	
TYPE OF MEETING	PLANNING BOARD
SECRETARY	Debora Southiere
ATTENDEES	Jeff Potter, Gary Violette, Doug Ide

CEO REPORT

	Written Form
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Site Visit

9:00 AM	
6:15	

Agenda topics

Gary Violette
Next Grid
1036Western Avenue
Map U11 Lot 4A
Proposing to install and operate a 748.98
kWdc Solar Array

DISCUSSION	Mr. Violette discussed with the Board his plans for a Solar Array on his property. Next Grid prepared a report with maps. This project is in the Cobbossee Watershed but not wetlands. This project will encompass 5.3 acres. The Board is not clear on the impervious calculations. The Board would like to see more details on the structures. Mr. Violette has not decided if they will be free standing or on the roof of the building which Mr. Violette has gotten approval for. The Board would like to see the wetland sketch, buffer and the approved building plans.
MOTION	NO MOTION AT THIS TIME
SECOND	
PASS/FAIL	

Tammy Bolduc
Kennebec Taxi
119 Granite Hill Road
Map U 19 Lot 001
Would like to re-open Taxi Service

DISCUSSION	Tammy Bolduc was not present for this review. The Board does not have enough information with this request. They would like to see the buffer and parking plan. This property is in the Community Residential Zone and will require a Public Hearing.
MOTION	NO MOTION AT THIS TIME
SECOND	
PASS/FAIL	

DISCUSSION

DISCUSSION	The Board discussed the changes to Sign Ordinance. The Board discussed the moratorium on Marijuana Cultivation Facilities. The Board will ask for an extension of the moratorium.
MOTION	NO MOTION NEEDED AT THIS TIME
SECIND	
PASS/FAIL	

MINUTES

MINUTES	Minutes of April 21, 2020
MOTION	Motion by Jeff Reardon (indicate it was a ZOOM Meeting)
SECOND	Second Robin Spencer
PASS/FAIL	Vote 6-0

TICKLER FILE

TICKLER FILE	Page 90, B3 – Soil Boundaries
TICKLER FILE	Site Plan Review
TICKLER FILE	Low Value Wet Lands in GD
TICKLER FILE	Revisit Parking
TICKLER FILE	Fence placement
TICKLER FILE	Pipes and culverts in Shoreland Zoning

ADJOURNMENT

MOTION	Motion to adjourn Jim Hippler
SECOND	Second Tom LeVein
VOTE	Vote 6-0

NEXT MEETING: 5/19/2020

Leon Strout – Chairman

Submitted by _____ Debora Southiere - Secretary