**Fryeburg Planning Board Meeting**

**David & Doris Hastings Community Center**

**Date: February 27, 2024 6 PM**

**In Attendance:** Patrick Emery- Chair, Tom Rebmann-Vice Chair, Stephen Chase, Eli Goodwin, Edward Price- Alternate, Greg Hatch-Alternate

Emery called the meeting to order and declared a quorum at 6:00 pm. Emery formally moved Price to a full voting member for the meeting.

**Public Hearing for Short Term Rental Ordinance:** Opened at 6:01 by Emery, there were no comments from the public or the board.

The public hearing was closed at 6:03 by Emery.

**Approval of the December 19, 2023 and January 23, 2024 meeting minutes:** Emery made a motion to approve the meeting minutes from the previous two meetings. Price commented that “Bridgeton” needs to be changed to “Bridgton”. Rebman seconded the motion to approve the meeting minutes, passed unanimously.

Goodwin noted that he was not present for the December 19th meeting, therefore he could only vote on the January 23rd meeting.

**Review of Land Use Authorization for Lovell Road Renewables Solar Farm**: Mike Roy and Henry Barret stood up to present their Land Use Authorization application for the Lovell Road Renewables Solar Farm. Roy stated that they are clearing around 11 acres from the original 204 acres on the parcel. Only 5.5 acres are going to have an 8-foot fence around it, with a 20-foot-long entrance gate as well. All while keeping that existing natural buffer up to the greatest practical extent. Also, they will allow the rest of that 11 acres to grow back in.

The Board asked some specific details of the proposed project. Roy responded to these inquiries, directing them to the full-size set of plans that he had with him.

A few members of the board pointed out that this project seemed to be very well thought out.

Price asked about the contractors that Lovell Road Renewables would be using. Barret responded stating that they will use local contractors whenever that opportunity is available.

Emery made a motion to accept the application as complete. Although, Price commented that the application is not complete, and that they are missing a landscaping site plan. Price further explained that even though there was plenty of supplemental plans, they did not want to get into another situation like the other solar farm on Route 302. Price stated that even though a waiver was asked for it, it is a very important plan to have.

Price also asked for a written description of the reasoning to not place the Solar Farm on the Northern area of the parcel. Roy and Barret both stated that these requests would be attainable, and they would work on getting the required plans.

Emery made a motion to table the application review until next month’s meeting. This was seconded by Price, passed unanimously.

**Review of Land Use Ordinance Section 19:** Price began the conversation by citing MMA’s specific section on “alternative members” of planning boards. Price stated that if Fryeburg was to go by the book, himself and Hatch would no longer be able to participate as they have been. Instead, they would have to remain silent at meeting unless they were voted to become full voting members at a specific meeting. Price added that this would add some confusion down the road as attendance is not consistent.

This fact brought up by Price was discussed amongst the Board.

Goodwin stated that we should just leave the board the way it is right now. Goodwin went on to further add that the alternates we have right now are greater members of the board, although in the future that might not always be the case.

Rebmann asked if this idea came from the select board.

Town Manager Haley responded stating that the idea originated from the select board, while she made the document changes.

Goodwin asked why the select board was concerned about specific members of the planning board. Select Board Chair Tyrell was in the audience and responded stating that they’re interested in the members because the “Town depends on the planning board to make decisions and do things correctly”. This was discussed amongst the Board, and the members of the Select Board in the audience.

Goodwin and Emery asked for a vote on the matter. The result was a 4-1 member vote to proceed with the suggested ordinance revisions.

Price motioned for there to be a public hearing on Land Use Ordinance Section 19. during the March meeting. This was seconded by Emery, passed in a 4-1 vote.

**Public Forum:** Tom Kingsbury asked where this new proposed Solar Farm was located. Emery responded stating that it was behind Chuck Priests house.

No further comments were made. Forum was closed at 7:06.

**CEO Report:** Chase motioned to accept the CEO monthly report, seconded by Price, passed unanimously.

**Other Business:** Rebman has been looking to get a Farmers Market going in the Town of Fryeburg. The only areas available for farmers markets are the commercial districts. Even the Fryeburg Fairgrounds is not a suitable location to have a farmers’ market.

To get this fixed, Rebman suggested an overall revision to our zoning map. Goodwin added that he would also be in favor of doing some sort of a zoning review. This was discussed.

Price made a motion to adjourn, seconded by Chase, passed unanimously.

Adjourned at 7:27 PM.

Respectfully submitted by CEO Caleb Bowles.