**Fryeburg Planning Board Meeting**

**David & Doris Hastings Community Center**

**Date: March 26, 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 recognized Price to a full-time member of the Planning Board.

**Public Hearing on Section 19. Planning Board:** Opened at 6:01 by Emery. Jim Tyrell brought forth an additional change to the proposed Section 19 revision. This change would make it so that members must attend 75% of all meetings or they will be subject to removal off the board. Tyrell also noted that he would like to make this a standard for the Select Board as well.

The public hearing was closed at 6:05 by Emery.

Approval of the February 27, 2024 Meeting Minutes: Price made a motion to approve the meeting minutes. This was seconded by Chase, passed unanimously.

**Review of Land Use Authorization Application for Lovell Road Renewables Solar Farm**: Mike Roy stood up to present the additional requested material for their Land Use Authorization application. This included an updated site plan, a list of all projects in Maine, as well as an explanation for the chosen location.

Price inquired about being able to see the Solar Array from the Saco River. Roy responded stating that you are unable to see the project from the Saco River due to the partial buffer that will remain in place. Price and Chase also asked about the type of panel, and the height of each one. Roy stated that they would be rotating panels, while not exceeding the limit of 20 feet in height.

Goodwin asked about why certain trees were on the supplemental map that was given to the Board. Roy said that these trees would tie into the existing natural buffer.

Price motioned that the application be accepted as complete. This was seconded by Chase and passed unanimously.

Price motioned for a site visit on Aprill 23rd, at 5:00 PM. This was seconded by Emery, passed unanimously.

Price motioned for a Public Hearing on April 23rd, at 6:00PM. This was seconded by Chase and passed unanimously.

Price amended his previous site visit motion to be on April 23rd, at 4:30PM. This was seconded by Rebmann and passed unanimously.

**Review of Land Use Authorization Application for Osgood’s Used Car Lot:** Tim Osgood stood up and gave details about the proposed project. Price asked for clarification as to why there would be boulders placed on the property line. Osgood stated that this was for extra security and to clearly show the different lots. Price further inquired if he had Maine DOT approval. Osgood stated that yes, he did.

Chase asked if Osgood had been approved for having cars there previously. Osgood said that the approval was over 20 years ago, that’s why he came back to the Board.

Goodwin stated that Performance Standard 16.J might need to be waived. This was discussed.

Emery motioned to accept the application as complete. This was seconded by Price, passed unanimously.

Price stated that Performance Standard 16.B was not met, and that the driveway needs to be paved, which can be done with asphalt.

Goodwin brought up Standard 16.J again. Price stated that having trees there would make the lot look worse. Chase commented that boulders would be considered a natural buffer.

Goodwin motioned to waive Standard 16.J. This was seconded by Rebmann, and resulted in a 4-1 vote in favor of waiving the standard.

Goodwin withdrew his motion to waive Standard 16.J. This was seconded by Chase, passed unanimously.

Price made a motion to approve the application with the following conditions.

* The driveway will have 30 feet of paved asphalt.
* No more than 20 vehicles on the lot.

Goodwin asked Osgood if he was ok with the 20-car limit. Osgood stated that he was fine with that condition.

This motion was seconded by Chase, passed unanimously.

**Review of Land Use Authorization Amendment Application for the Fryeburg Shooting Range:** Two members from Maine Fish and Wildlife stood up to present their amended Land Use Authorization application.

Rebmann questioned the applicant as to why change from their original approval. Price also commented clarifying that the predicted cost was originally 2-3 million dollars. The applicant responded stating that after bids were sent out for construction, they realized that they were way out of their budget. Instead of redesigning the entire plan, the applicant stated that they will be shrinking the project to fit the cost.

Goodwin asked the applicant about the sound coming from the range, as this was a previous concern of the abutters to the project. The applicant stated that the range was already compliant with the Town of Fryeburg’s Sound Ordinance, but the installation of the soundwall makes it even better. Rebmann clarified that a soundwall would still be a part of the project. The applicant responded saying yes, it was just shrunk to fit the new size of the range.

Goodwin asked when the Fryeburg Shooting Range would be open. The applicant stated that once they get the bids back, they will have a better understanding of when it will be open for the public. Contractors are incredibly busy and it has been a difficult process trying to find people to do the work.

Price made a motion to accept the application as complete. This was seconded by Rebmann, passed unanimously.

Emery made a motion to approve the application with the existing conditions. This was seconded by Price, passed unanimously.

**Review of LD 2003:** Price made a motion for a public hearing on April 17th, at 6:00PM. This was seconded by Emery, passed unanimously.

**Review of Adult Use Cannabis:** Price made a motion for a public hearing on April 17th, at 6:00PM.

Goodwin commented and wanted to clarify that the two Ordinances for Adult Use Cannabis matched. CEO Bowles responded explaining the changes that were made.

Price made another motion for a public hearing on April 17th, at 6:00PM, with CEO Bowles changes included. This was seconded by Rebmann and passed unanimously.

**Public Forum:** Matt with the Upper Saco Cultural Alliance (USCA) stood up to talk with the board about bringing a farmers’ market into Fryeburg. The USCA explained that this would take place at the Fryeburg Historical Society.

Price commented that he liked the idea of bringing a farmers’ market into Fryeburg, although with the desired location parking is going to be tough. Rebmann responded stating that there was additional parking on Portland Street. USCA also commented that was where the vendors would be parking, and that they don’t expect more than 10 cars at any given time.

USCA noted that there would be no vehicle traffic on the grass, and that each vendor would have a 12’ by 12’ space. This was discussed amongst USCA and the Board.

Public Forum was closed at 7:24PM.

**CEO Monthly Report:** Chase made a motion to accept the report. This was seconded by Price and passed unanimously.

**Other Business:** Tom stated that he is against the proposed changes for Section 19. Planning Board. Goodwin agreed and stated that he is also against these proposed changes. Goodwin added that he liked the idea of attendance, but not changing from a 5-member board to a 7-member board. This was discussed amongst the board.

Price made a motion for Section 19. Planning Board (without Tyrells changes). This was seconded by Chase. Passed 3-2 in favor of the revisions.

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

Adjourned at 7:46PM.   
  
Respectfully Submitted by CEO Caleb Bowles