

WINTHROP PLANNING BOARD MEETING
WEDNESDAY, March 9, 2022
7 PM

Winthrop Town Office (All Purpose Room)
17 Highland Avenue

7:05 Call to Order

Present: David Lee, Ed Vigneault, Greg Stewart, Don Mattice, Bettie Harris-Howard, Jaime Wolf, Mark Arsenault – CEO

Public: Carole Neil, Sonya Cropley, Rachel Frost, Brittney Krebsbach, Bob Mangin, Barbie Petkers, Peter Richards

PB Case #PB21-19 Novel Sawyer LLC – Request for a conditional use permit to construct a solar farm on Annabesacook Road (Town map 20 Lot 30)

Ed - I move that **PB Case #PB21-19 Novel Sawyer LLC** – Request for a conditional use permit to construct a solar farm on Annabesacook Road (Town map 20 Lot 30) be tabled until Novel Sawyer can provide to the board an environmental plan, a more firm idea of where the solar panels might go, and a plan for additional buffer for Annabesacook Rd. houses (visual impact assessment).

Greg seconded. Approved 6-0

Public Comments:

Rachel Frost- her house backs up to the proposed site, and she expressed concerns about noise, where is the access road will be, and requests another meeting before the board votes in order to give the public more time to review the information. She requested to see the map and let us know that she thinks they would have to cut more trees down. She expressed concern about what kind of buffer they could actual provide, and is concerned about the value of her house depleting due to this proposed project.

Carol Neil- she is concerned about view and the wildlife that currently inhabits this lot. She is worried about seed mixed from out of state being used in the field. Carol let us know that in her research she found a report that says property values drop by 7% when next to a solar farm.

Tyler Stockford sent an email to Mark Arsenault in the morning, as he was unable to attend in person. He expressed his concern and had many questions regarding the construction, access, property values, habitat degradation, if this would benefit town residents, and about buffers. He also expressed concerned with the limited notice to residents of this area, and suggests another meeting be planned. Mark responded to him with as much information that he could and informed him that the legal notice was issued within the required time frame.

Other business: The board discussed the need for a solar-specific ordinance as soon as possible, to better guide future applicants of the town's requirements and provide the board with better framework for evaluating projects.

Greg: I move that that we ask the Town Council to implement a moratorium on solar projects, so an ordinance can be crafted and presented for council review.

Ed seconded. Approved 6-0

Meeting adjourned.

Respectively submitted by Jaime Wolf