

Vassalboro Planning Board  
Minutes  
February 1, 2022  
Vassalboro Community School Cafeteria  
7:00 P.M.

Board Members Present: Ginny Bracket, Chair, Doug Phillips, Marianne Stevens, Betsy Poulin and Paul Mitnik, Alt  
Staff: Ryan Page, CEO, LPI, BI, AO  
Public: Robert Parise and Mike Farr, Platinum & Core, LLC, Owens McCullough, Sebago Technics, Tiffany Chase, Aspen, Bryan Moore and Mary Grow,  
Town Line Reporter

**1) December 7, 2021 Minutes**

<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny	Motion by: D. Phillips	Seconded By: M. Stevens	<input checked="" type="checkbox"/> Approved; 4-0
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Paul Mitnik abstained from voting; he was not a Planning Board member at this time.

**2) Applicants**

- a) Robert Parise  
Minor Site Plan Review - Change of Ownership  
1702 Riverside Dr.  
Map 2 Lot 18  
Change of ownership from RAPS to Platinum & Core LLC.

**Completeness**

<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny	Motion by: B. Poulin	Seconded By: D. Phillips	<input checked="" type="checkbox"/> Approved; 5-0
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**Discussion:** Ginny Bracket explained the Planning Board process to Robert Parise and Michael Farr. The discussion moved to project classification as Paul Mitnik stated the project was using existing buildings and was under the 5000 sq. ft. criteria, Doug Phillips confirmed. Robert Parise explained the only change at this time would be to add approx. 200 ft screening to the front of the property. Doug Phillips mentioned that throughout the application the business was referred to as a scrap yard, Robert Parise clarified, they would operate as scrap yard and if the business changes he would return to the Planning Board for approval. Michael Farr added that all parts will be stored in containers to prevent ground exposure. Marianne Stevens sought clarification on the location of the proposed screening. After reviewing the Site Plan drawing, its location was not clearly marked and was added at that time. Ginny Bracket expressed concern about the lighting; the addition lighting was added to the Site Plan drawing. Ginny Bracket questioned the size and lighting of the sign by the road. Michael Farr informed the Board members the sign would be 48" x 70" with a flood light on top, pointed toward the sign.

### Performance Standards

Standard 1	The provisions for vehicular loading and unloading and parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets and ways will create no hazards to safety. <b>Finding:</b> No change, existing parking lot does not create a hazard.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: P. Mitnik	Seconded by: D. Phillips	<input checked="" type="checkbox"/> Approved; 5-0
Standard 2	The location or height of proposed structures and the proposed uses thereof will not be detrimental to other public or private development in the neighborhood. <b>Finding:</b> No new structure proposed.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: M. Stevens	Seconded by: D. Phillips	<input checked="" type="checkbox"/> Approved; 5-0
Standard 3	The provision for on-site landscaping provides adequate protection to neighboring properties from detrimental features of the development. <b>Finding:</b> Natural (tree line next to 201) screening and the addition of approx. 200' of screening will provide adequate protection.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: B. Poulin	Seconded by: P. Mitnik	<input checked="" type="checkbox"/> Approved; 5-0
Standard 4	The proposed use will not impose undue burdens so as to exceed the capacity of the sewers, sanitary and storm drains, water, solid waste, fire protection, or other public facilities. <b>Finding:</b> Existing septic is adequate for the proposed changes.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: P. Mitnik	Seconded by: D. Phillips	<input checked="" type="checkbox"/> Approved; 5-0
Standard 5	The Site Plan provides sufficient information to show that storm water will be adequately drained from the site with no adverse impact on other property or publicly-owned drainage systems. <b>Finding:</b> No changes to the property.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: B. Poulin	Seconded by: M. Stevens	<input checked="" type="checkbox"/> Approved; 5-0
Standard 6	Soil erosion and all other adverse impacts on the soil ground water and surface water shall be prevented. Ground water shall not be adversely impacted in quality or quantity. <b>Finding:</b> Silt fence will be added to the backside of the property. Fluids will be stored in a spill proof container.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: M. Stevens	Seconded by: P. Mitnik	<input checked="" type="checkbox"/> Approved; 5-0
Standard 7	The provisions for exterior lighting do not create hazards to motorists traveling on adjacent public streets and are adequate for the safety of occupants or users of the site and such provisions will not damage the value and diminish the usability of adjacent properties. <b>Finding:</b> Lighting shown on Site Plan Drawing is screened by trees and fence.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: P. Mitnik	Seconded by: M. Stevens	<input checked="" type="checkbox"/> Approved; 5-0

Standard 8	An applicant for Site Plan approval has provided evidence of his financial capability to complete the development as planned. <b>Finding:</b> Minimal Investment.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: D. Phillips	Seconded by: P. Mitnik	<input checked="" type="checkbox"/> Approved; 5-0
Standard 9	The proposed development will not create safety hazards and will provide adequate access for emergency vehicles to the site, and to all buildings on the site. <b>Finding:</b> The front parking lot provides adequate access for emergency vehicles.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: B. Poulin	Seconded by: D. Phillips	<input checked="" type="checkbox"/> Approved; 5-0
Standard 10	The proposed development will not adversely affect the use and enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, glare, or other cause. <b>Finding:</b> Hours of operation 7am -5pm. Dismantling will occur inside the garage.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: P. Mitnik	Seconded by: M. Stevens	<input checked="" type="checkbox"/> Approved; 5-0

**Project Approval**

<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny	Motion by: D. Phillips	Seconded By: P. Mitnik	<input checked="" type="checkbox"/> Approved; 5-0
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b) New England Solar Garden Corp. (Aspen)

Major Site Review – Solar Array

Cemetery St.

Map 8 Lot 72-C

Adding ME I Vassalboro Cemetery, LLC. to the ownership chain.

**Discussion:** In June 2021 NESG was approved for the development of a 4.39 MW solar array consisting of 29.9 acres off Cemetery St. After a short discussion with Owens McCullough of Sebago Technics and Tiffany Chase of Aspen, it was determined that the Town Ordinance and application have not changed since the June 2021 approval and therefore the permit is still active. Marianne Stevens stated there is no new ownership; Owens McCullough confirmed and stated they are only assigning the project name of ME I Vassalboro Cemetery, LLC. Doug Phillips made a motion to approve the assignment of the original permit to add ME I Vassalboro Cemetery, LLC. The discussion concluded with the determination that the Planning Board was approving the addition of ME I Vassalboro Cemetery, LLC and not grating an extension. Betsy Poulin explained the extension process and that they will need to file for an extension if necessary.

**Project Approval**

<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny	Motion by: D. Phillips	Seconded By: M. Stevens	<input checked="" type="checkbox"/> Approved; 5-0
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- c) Bryan Moore  
 Shoreland Zoning – Expansion of Non-conforming structure.  
 152 Park Ln.  
 Three Mile Pond  
 Limited Residential  
 Expansion of Non-conforming structure. Pervious Planning Board approval expired in Oct 2020.

**Discussion:** Marianne Stevens started off the conversation asking if anything has changed to previous site plan approval. Bryan Moore added that there is a change; the septic has been recently replace and the size was increased to accommodate for the addition garage wastewater. Ginny Bracket clarified there is no change to the original proposed footprint, Bryan more agreed. Paul Mitnik added the original application was 25 sq ft over the allowed square footage. Bryan Moore replied, that the deck was omitted to allow the extra sq ft. Ginny Bracket wanted clarification between the original and the new drawings. Bryan Moore provided an explanation clarifying the differences. Doug Phillips stated the camp will have a different look but still meets the allowable square footage requirement. Ginny Bracket questioned the height of the proposed expansion. Bryan Moore explained the height will be the same as original but may appear taller because the addition of the daylight basement. Paul Mitnik motioned to approve the 1107 sq ft design. Doug Phillips reminded CEO Ryan Page of soil and erosion control during the project.

**Project Approval**

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- 3) CEO Report
  - a) Current CEO Ryan Page congratulated former CEO Paul Mitnik on his retirement... again. We also welcomed him to the meeting as the Alternate Planning Board Member. Ryan Page expressed to the Board that now is the time to provide feedback so he can better assist with Planning Board processes.

- 4) Other  
 Meeting adjourn at 8:39 pm

Respectfully submitted,

Ryan Page, CEO, LPI, BI, AO