

SPECIAL MEETING/WORKSHOP MINUTES

TOWN OF DIXFIELD

Planning Board with the Board of selectmen in attendance

Monday, August 18,2014 – 5:30 pm

Ludden Memorial Library

1. Call to Order: Planning Board Chair

Chairman Childs called the meeting of the planning Board to order with the Selectmen in attendance.

2. Planning Board: New Business

None.

3. Workshop with Selectmen: Discussion om the recommended amendments to the Town of Dixfield’s Wind Energy Facility Ordinance.

Chairman Childs announced that this was a workshop with no public participation.

The review of the Wind Energy Ordinance began about two years ago for the Planning Board to suggest changes in the wording to make it a stronger ordinance. There were some recommended grammar changes and some changes to make language clearer which were recommended by the attorney Kristen Collins. These were the only areas to have any changes and they were not to change the intent of the ordinance. Chairman Childs then opened the meeting to questions.

Sel. Mitchell noted that on page 32, the reference under Appendix A, decommissioning should be section 10.33, not 10.31 (reference page 19).

It was noted that there is no 11.15 as noted in 10.31. The section is now numbered 11.10

Sel. Whittemore noted that in Appendix A section 4. the time frame for funding the decommissioning was changed from 7 down to 5 years. Should it be shorter?

Sel. Daley wondered if Fire suppression systems or de-icing systems had been considered in 10.29. Chair. Childs said that no fire-suppression systems were available at the time of the discussion and that Fire Chief Dennett had had no in-put.

CEO Beaumier noted that there was a typo in 10.28 –Towner should be Owner.

The provision in 11.1.1 of 2000 feet from a property line which was added by the Planning Board was discussed. Chief Pickett noted that the current ordinance was not restrictive and could not change that but did try to make it better.

Sel. Daley questioned 11.1.2 because of the Comprehensive Plan listing Col. Holman Mtn. as a scenic resource. (pg. 47 Comp. Plan) The Attorney said that Col. Holman Mtn. because there is no description of where it begins and ends.

Sel. Mitchell asked why camps are excluded as an Occupied building. Camps are not necessarily excluded but there are some properties that do not qualify as livable.

Sel. Daley asked about the cumulative effects of projects in other towns and was told that the Planning Board did not discuss that because they were concentrating on Dixfield.

9.3.2 Fees. The Planning Board did not change them because they felt that was a Selectmen's decision. The current permit policy is based on value. TM Puiia noted that if the fee is written in the ordinance it can not be changed. It should be noted as being based on a fee schedule. The fee schedule is open to change.

Sel. Daley asked about Shadow Flicker. Mr. Coulthard replied that it can be easily be changed from a distance and it not as much of a problem. Sel. Daley also is concerned about sound.

CEO Beaumier noted that in 11.1.1 there is a waiver for 2000 feet but none for 4000 feet. The Planning Board agreed that they had overlooked that and that there should be one for 4000 feet.

CEO Beaumier proposed that there should be an 11.7.7 which would address no defacing of the Rt 2 side of the mountain and the towers should be placed on the back of the mountain. He suggested that the Planning Board could come up with wording to make it more enforceable. Mr. Coulthard recommended "Minimalizing visual impact." Sel. Daley suggested that 11.7.5 might cover it and CEO Beaumier agreed.

CEO Beaumier asked about the Escrow Money. He felt that the amounts in 12.2 and 12.3 should be reviewed so that if some is spent it does not immediately put the applicant into non-compliance. Maybe the original amount should be \$4000. So that when it gets to \$2000 it can be replenished.

The question was asked whether 9.20 Liability Insurance should have a minimum amount of insurance listed.

A question was asked whether 10.3 on page 16 is adequate to cover leased property. Is it possible that 10.7 is sufficient to cover it. It was noted that co-applicants equals landowner and lease holder.

Tangible benefits have not been determined. One thing it should include is access for hunting etc. permanently.

The Planning Board handed the changes over to the Selectmen. The Selectmen will make any necessary changes and bring it back to the public.

Chair. Childs declared the meeting adjourned at 6:58.

Thanks to the Planning Board for their dedicated job was expressed by all of the Selectmen.