

Thorndike Planning Board
1-6-16 Meeting Minutes
Town Office

[Decisions and commitments made in bold italic type.]

Members Attending: Michael Berry, Bob Carter, Jesse Hargrove (not entire time), Mary Ann Hayes, Doug Nye, Darryl Raven, Barbara Walch

Others Attending: Kim Juskevica

Call to Order: Mike called the meeting to order at 6:37 PM.

Review & Approve Board Meeting Minutes: *On a motion by Bob, seconded by Barb, the December 2 minutes were approved 5-1 as presented.*

Public Hearing Public Notice: Mary Ann confirmed that the notice had gone in the Republican Journal in accordance with the law (2 notices, as least 12 and 7 days ahead), which left the week before the hearing with no notice. The first notice had gone on page 5 rather than in the Classified Section. She asked whether another notice should appear in the Journal or Sentinel. *On a motion by Doug, seconded by Barb, it was decided to publish the notice once more in the Journal but request no charge since the first one was not in the Classifieds.* It was agreed Kari's email notice was far more effective than newspaper notices.

Annual Report: Michael asked Mary Ann to take the lead on preparing this; *she agreed.*

Review Draft Ordinance Language: The board went through drafts of changes to Land Use, Subdivision and Site Plan Review Ordinances, as well as the proposed new Solar Farm and Cell Tower Ordinances and made minor revisions.

It was decided to substitute Winslow's decommissioning plan, which requires up-front proof of payment through a bond over the 5%/year payment plan from our Wind Facility ordinance. Darryl brought up the potential problem with non-payment of bonding insurance; this may be worth looking into further. The concern was not with the solar farms, but with cell towers, which may not have a 20-year useful life.

With regard to cell tower roads, it was agreed to keep the curvilinear standard in the model ordinance; emergency vehicle access is not important.

The needs for fencing around and underground utilities within solar farms were discussed, with the majority wanting to keep those requirements in the ordinance.

Lot Permit Survey: It was agreed to present the question at the hearing, noting the pros (solid lot for buyer, improve tax maps, avoid future problems) and con (cost to person creating lot).

Code Enforcement Officer Ordinance: The Addressing Officer assignment should be updated; authority to appoint a deputy or acting CEO should be inserted.

Building, Fire, Energy Codes: It was agreed to share the options researched at the hearing, noting how the Planning Board had voted not to propose any codes and get feedback on whether this was the correct choice.

Sludge Ordinance: The Board discussed whether the 23-year old ordinance should be repealed, which a prior Planning Board had recommended but never officially proposed. It was noted that some composted residuals from Hawk Ridge were being spread on agricultural fields without a permit. The residuals definition in the ordinance does not address this distinction from municipal treatment plant sludge that has not been composted. The ordinance also presumed the applicant would have a DEP permit. ***On a motion by Barb, seconded by Mary Ann, the Board voted 6-0 to table further discussion until we could research the current DEP rules on the subject and gather input at the hearing. Mary Ann offered to research the DEP regulations.***

Cemetery Ordinance: Anthony Brillard was asked to join the meeting to discuss how the Cemetery Committee should be engaged in the drafting of the ordinance. He felt that Unity's could be copied verbatim and explained that the committee had reviewed and marked up a prior copy that had been discarded by the prior first selectmen. He clarified that the sexton would manage burials but that the committee would be tasked with overseeing cemetery maintenance and investment needs, taking care of veteran grave requirements, reviewing the status of cemetery maps and advising the selectmen on budgetary needs. The town clerk would be responsible for selling lots, tracking deeds and storing the maps. It was recommended to require compensated grave diggers to be approved by the selectmen and subject to having their privileges revoked if they did not follow protocol. There will have to be education with the area funeral homes to comply with the new ordinance requirements. ***Anthony agreed to contact the members of the Cemetery Committee and invite them to attend the hearing. Mary Ann agreed to redraft the ordinance with these duties outlined; they can be refined as needed at the hearing.***

Preparation for the Public Hearing: It was agreed that a dressed up version of the Summary Sheet would suffice for a short list for the public to read and follow. The complete wording of proposed amendments will also be available as of Monday for Kari to email out or people to pick up. ***Doug has a LCD projector. Michael and Doug will work on projecting the documents on a wall to help the audience follow along. Michael will run the hearing.*** Bob shared that he and Kim would be on vacation in Florida and would miss the hearing. Doug's vacation was cancelled so he can attend. ***Doug and Michael will arrive by 5:30 to set up; the rest of the Board is requested to come at 6 pm for final preparations. Mary Ann agreed to get a draft of the package out ASAP for review by the Board before being sent to Kari early Monday morning for public distribution.***

Meeting Date Reminders: ***Michael will send everyone Google Calendar Invitations to remind them of Planning Board meetings.***

Town Web Site Update: Mary Ann shared a proposal received from GovOffice to host the web site so that there can be sufficient funds proposed to cover the cost in town meeting warrant and hopefully implemented in April. She and Kari are doing further research with this vendor. Many other towns in Maine use their service and are happy with them.

Adjournment: The Board adjourned at 8:42 PM.

Respectfully submitted,



Mary Ann Hayes, Secretary