

Town of York Planning Board Meeting
Tuesday, February 25, 2020

York Planning Board present: Joe McIlroy, Chris Wall, Al Brightman, David Dermody, Zach Kobylanski (2nd alt. as of Jan 1), Jim Campbell, Atty., Davies Nagel (1st alt), Heather Grant

Others: Donna Falkner, Carl Peter, Amos Smith, Dave Ingalls(Engineer), Tom Trathen, Kirk Richenberg, Joe Hens (Ingalls & Assoc. Solar Park), Donna Kassel (Ecol & Env't OYA Solar), Greg Rossetti(OYA Solar), Steele Fuller, Jerry Deming, Mario Dragani, James Burton (TYLin International Engineer)

Chairman McIlroy opened the meeting with the pledge at 7:30 pm

Mr. Campbell explained that this would be just a workshop tonight because it was not correctly advertised and turned the floor over to Mr. James Burton, town engineer for the solar projects.

Mr. Burton stated the following:

- It is his first involvement with the community
- Tonight was not advertised in two mediums as required, so that media was aware under public meetings law.
- The meetings that happened before tonight will not be part of the application process
- Solar Park – he received the information late last week and has not had the time to review completely
- Need board to take role of lead agency, need to contact all other agencies involved and ask for their comments
- Our role not to be regulatory but help a fair process
- Can't field presentations or questions at this time because it would make it an unlawful meeting.
- Will get comments back to the planning board after reviewing the information
- Next meeting will be to discuss applications in a public meeting

Mr. Campbell

- He has reviewed the applications and asked if there was any dialog from the board regarding the material
- They could ask general questions of the engineer or applicant
- He asked if escrow had been deposited for the Solar Park project. Mr. McIlroy said not as far as he knew. Mr. Trathen said that Tom was going to overnight it tonight to the town.

Mr. Nagel wondered about the 10% discount on people's electric bill, if it could be more. Mr. Campbell said we could ask at time of public discussion but usually non-negotiable.

Mr. Dermody said in lieu of taxes there could be a payment. Mr. Campbell said that payment in lieu of taxes is a decision by the town and developer – either payments over time or one lump payment.

Mr. Campbell went on to say there would be an automatic exemption for 15 years. The town has made an official communication that they would participate in a pilot program for a year. The sum of

the agreement cannot exceed the full assessed value, the process is complicated and the Planning Board would not typically play a role in the pilot agreement.

Mr. Wall asked if payment could be something other than cash. Mr. Campbell said there can be some benefits to the community like water parks, lighting, etc.

Mr. Nagel asked about the physical appearance. Mr. Burton said to wait for the public forum.

Mr. Wall asked about the final signed documents. Mr. Burton said that the final documents are stamped and any revisions would be in a box or the cloud. It is easy to verify normal process, if more difficult applicant will be asked to cloud it.

OYA Solar

Mr. Campbell asked Town Clerk to stamp and document when everyone gets copy of the material. They need to provide their escrow.

Mr. Burton said that they do scrutinize the decommissioning plan and compare it to other projects in the state. When done they can accelerate national economic standard for construction in the future. A company may sell the project but they want to be good partners.

Mr. Campbell said he is more cynical and is looking at 30 years out, causes him to be more cautious. We have logic and know what the business model should be.

Mr. Wall asked if all conditions are transferrable or do we start over. Mr. Campbell said the original conditions are kept. Need to craft document in a way that we remain on solid ground.

Mr. Burton said that once site plan process is done they still have to get a permit. The bond could be attached to new owner. Guaranteed community monies available for decommissioning. Mr. Dermody said so the bond is outside the agreement.

Mr. Nagel asked if OYA will be making a presentation. Mr. Campbell replied they both will. Mr. Burton said neither has their site plan ready. Once done there will be a public hearing where people can get involved.

Mr. McIlroy stated that we advertised all our meeting dates but not what was going to be at each.

Mr. Campbell stated that whatever decision rendered is best made by the legal process and we will start step by step through the process.

Resolution

Mr. Dermody moved to accept January 28 minutes with the corrections made, Mr. Wall seconded, carried.

Yes – 5 No-0

Resolution

Mr. Dermody moved to adjourn at 8:09 pm, Mrs. Grant seconded, all in favor, carried

Yes – 5 No - 0

Respectfully submitted,

Donna Falkner, Clerk