

***Millinocket Planning Board***  
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Minutes of Meeting  
June 8, 2021

The meeting convened at 6:30 P.M. In attendance were: Michelle Anderson, Albert Berube, Charlie Cirame, Jon Crawford, Avern Danforth, Anthony Filauro, Tom Malcolm and alternate, Heidi Wheaton. Also attending was Rick Angotti, CEO and representatives from Borrego Solar Systems, Inc.

Minutes of the public hearing held April 27, 2021 were reviewed and approved on a 6/0 vote, following a motion by Michelle Anderson and seconded by Avern Danforth. Tom Malcolm abstained due to not attending the April meeting.

New Business: The board reviewed a request for subdivision of property to be leased to Borrego Solar Systems, Inc. for a solar powered generating facility to be constructed on the old GNP mill site owned by Our Katahdin.

Information about the subdivision request was presented by Matt Swansburg, Project Developer with Borrego Solar Systems, Inc. Mr. Swansburg referenced materials stated in a letter dated May 28, 2021; the letter is included as a part of these minutes. Additional explanation was presented by Beth Smith, an attorney with the same organization. After discussing information presented in the letter and reviewing the subdivision plan prepared by Plisga & Day, dated May 21, 2021, a motion was made by Albert Berube and seconded by Tom Malcolm for the Planning Board to accept the site plan review conducted in 2020 under Millinocket's Zoning Ordinance and not review the subdivision request under criteria in Section 4404 of Maine's Subdivision Law. The chair indicated that many of the criteria in Section 4404 were considered under Millinocket's Site Plan Review. The project had not changed since its approval by the Planning Board in 2020; however the size of the project area has been reduced to 37.81 acres from an original lot size of 41 acres. The motion was approved on a 7/0 vote. The board then voted on the subdivision request. A motion by Michelle Anderson was seconded by Tom Malcolm to approve the request for subdivision of the property. The motion was approved on a 7/0 vote.

Old Business: The board began discussing guidelines proposed for STR properties in Millinocket. A regulation concerning the National Life Safety Code was discussed at length. A motion was made by Charlie Cirami and seconded by Michelle Anderson to amend that proposed regulation to read as follows, "STR businesses will comply with the National Life Safety Code, as it applies to all rental properties in Millinocket". The motion was approved on a 7/0 vote. After further discussion of proposed regulations, a motion was made by Albert Berube and seconded by Tom Malcolm to recommend the following regulations be sent to the Town Council; "The address of an STR property and the name and phone number of a contact person is to be registered with the Town of Millinocket" and "STR businesses will comply with the National Life Safety Code, as it applies to all rental properties in Millinocket". The motion was approved on a 6/1 vote. A third regulation concerning STR's operating in different zones received considerable discussion. The discussion concluded with a motion by Tom Malcolm and seconded by Albert Berube to send that regulation to the Town Council, worded as follows, "STR's will be compatible with other uses permitted in the zone in which it operates and will abide by all applicable regulations in Millinocket's zoning ordinance and with town regulations as specified in Millinocket's Code Book". The motion was approved on a 5/2 vote.

Future Meetings: Future meetings will consider a project on Kelley Lane near Bates Street; the development of a data storage center on the old GNP mill site; possible extension of the Downtown Commercial Zone beyond Birch Street at the south end of Penobscot Avenue, and adopting Maine Forest Service timber harvesting standards. The board will next meet on June 22, 2021. The agenda is to be announced

No other business came before the board. A motion to adjourn the meeting at 8:33 P.M. was made by Michelle Anderson and seconded by Tom Malcolm. The motion was approved on a 7/0 vote.

Respectfully submitted,

Anthony Filauro