

Meeting was called to order at 5:00pm 3/9/2023.

Those in attendance

Jack

Mike McGowen

Mike Pinkham

Duane

Mike Gurtler

Norman Bamford

Scean Hale

Jeff Fenn

Brian Green

Votes were taken to accept the agenda.

Jack made the motion and mike McGowan second

Scean Hale, Brian green v power Jeff Fenn from versant were present to talk about the substation on Tunk lake road scean mentioned it has been there from 15 to 20 years and they would like to extend by 1 acre for new equipment and the new entrance will be further south and the road will need to be adjusted, he said they have been in contact with the CEO and they are filing a site law amendment with DOT they have filled out all preapplications. There is no wetland impact and there will be adjustments for the new access road.

Jeff talked about how the transmission system works, wind project in Columbia is going to plug into the same loop we are on and there are additional wind projects. To prevent voltage loss a stack com will need to be in place. It will be enclosed in a building one section will be one story another will be two story,

CEO asked about the growth projections if more wind farms are used. Its hard to answer jeff said its hard to answer but basically more could be added but couldn't run together, more than before but still not up to a level where all could be on operating at the same time.

There will be no power outages for the installation process.

Fall of 24 they want to break ground.

Norm asked about the changes to the road, and they said they will be deleting some of the road for the expansion but there will be no additional road made just a dirt pad in front of new entrance

Mike McGowan asked about sound if it will be continuous and Jeff said that there will be a continuous hum from transformers but the new system will not be continuous

Mike Pinkham asked about Fire suppression and alarms, and they said it will be alarmed 24/7 \

Duane started the process of going through the application line by line.

Mike CEO asked about construction and how long it will take the groundwork would be done the first 3-4 months he did say that there will be a lot of traffic for a while.

Questions about where the dirt would come from and who was the contractor that is all TBD

Motion to find the application complete with contingent of facts and finding from DOT.

Mike made a motion to accept, and Mike McGowan seconded the motion, and it was unanimously accepted.

We then talked about scheduling a public meeting we need at least 2 weeks, and we can add the other project.

Versant said there is no rush on their end but due to the 23<sup>rd</sup> 5pm the town hall was the conclusion of the board to cover both topics.

Monday Lin will be given the public notice to give to the paper. Abutters up to 500 ft per the ordinance will be notified.

CEO made mention that the application and the ordinance have a difference and that will need to be addressed

Scean A notice will be sent from the DEP along with town notice.

Versant was dismissed at 5:42pm

Motion was made at 6:08pm to dismiss motion was made by mike Pinkham and seconded by Mike McGowan and approved.

See attached Site plan review.

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March 1, 2023

## **COMPLIANCE REPORT – SITE PLAN REVIEW SP 2023-03-09**

**Applicant:** Versant Power

**Parcel:** Map 08, Lot 02E

**Street Address:** 90 Barren Way

### **FINDINGS OF FACT:** (Recommended)

- Street address: 90 Barren Way, Sullivan ME
- Property ownership: Versant Power
- There are currently no violations on file for this parcel.
- Existing use of the property: Commercial Electrical Supply Utility – Tunk Lake Substation
- Description of the proposed use of the property: Expansion of current facility
- Zoning district: General Development
- The following materials were submitted with the application:
  - Site Plan Application Packet:
    - Application Form
    - Project Description
    - Criteria Standards Descriptions
    - USGS Map
    - Title
    - Abutters List
    - Noise Memorandum
    - Storm Water Calculations
  - Site Plans & Construction Specification Plans
- The application is complete.
- The appropriate fee of \$450 was paid on 2/28/23.

- Notice of the Site Plan Review Meeting was mailed to abutters as prescribed by the Site Plan Review Ordinance.

## **CONCLUSIONS OF LAW: (Recommended)**

### Planning Board Jurisdiction:

The planning board has jurisdiction over this project under the Site Plan Review Ordinance of the Town of Sullivan, Section 3: Applicability.

Site Plan Approval Criteria: (Site Plan Review Ordinance of the Town of Sullivan, Section 5)

see application packet pages 5-9

### Environmental:

Air and Water Pollution – There are no anticipated permanent sources of water or air pollution that might result from this project.

Dust, Fumes, Vapors and Gases - There are no anticipated permanent sources of dust, fumes, vapors, and gases that might result from this project.

Odor – There are no offensive or harmful odors associated with the operation of this project.

Setbacks - The project meets all setbacks; see site plan.

Hazardous Material - There are no anticipated hazardous materials that might result from this project.

Soil Erosion – A erosion control plan, based on the Maine DEP Erosion and Sediment Control Best Management Practices, has been developed and will be implemented.

Scenic and Natural Beauty – This project will cause no unreasonable adverse impact on the existing scenic features of the site.

Traffic Congestion - There are no anticipated permanent sources of traffic congestion that might result from this project.

Sewage Waste Disposal – Not applicable; this use requires no waste disposal.

100 Year Flood Elevation – Not applicable; the project is located within an area of minimal flood hazard.

Relationship of Structure to the Environment - The proposed project has appropriate buffers and will not affect any historic properties.

Exterior Lighting – Not applicable; no new lighting is proposed.

Noise - There are no anticipated permanent sources of adverse noise that might result from this project.

Signs – Not applicable; no signage is proposed.

Building Height – Not applicable; no height increase, beyond existing conditions, is proposed.

Lot Coverage - The proposed project does not cause the lot coverage to exceed 35%.

Hours of Operation – Not applicable; the site operational hours will not change.

Required Maintenance - Not applicable; the site required maintenance schedule will not change.

State Regulations – The applicant is required to submit application to the Maine DEP for this project. Documentation of this filing will be provided to the Town when completed.

Performance Conditions – Not applicable; current vegetation and buffering will be maintained.

General Conditions – Not applicable; no waiver or modification of standards is requested.

Road Entrance Standards – Not applicable; road entrances to the site currently exist.

Performance Guarantees – Not applicable; no guarantees required by the Select Board and Town Manager.

## **DECISIONS:**

Approval: (option)

1. The application was reviewed and found to be substantively complete by a vote of XX to XX
2. List the Findings of Fact
3. List the Conclusions of Law
4. A Public Hearing will be scheduled for XXXX, XX, 2023 where final approval may be granted

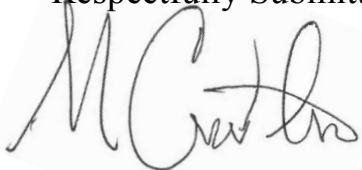
Approval with Conditions: (recommended)

1. The application was reviewed and found to be substantively complete with conditions by a vote of XX to XX
2. List the Findings of Fact
3. List the Conclusions of Law
4. Conditions for approval (Final DEP documentation)
5. A Public Hearing will be scheduled for XXXX, XX, 2023 where final approval may be granted

Disapprove: (option)

1. The application was/was not reviewed, or found to be substantively complete.
2. List the Findings of Fact
3. List the Conclusions of Law
4. List reasons for disapproval
5. The application, for the listed reasons, was not approved on March 9, 2023, by a vote of XX to XX

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "M Gurtler", is written over a light blue circular stamp.

Michael Gurtler  
Code Enforcement Officer