

**CITY OF AUBURN PLANNING BOARD
TUESDAY DECEMBER 3, 2019 6:30 PM
MEMORIAL CITY HALL**

Present: Crystal Cosentino (Chair), Theresa Walsh, Tina Tomasso

Excused: Andy Tehan, Elizabeth Koenig

Staff: Nate Garland, Corporation Counsel; Stephen Selvek, Office of Planning and Economic Development; Greg Gilfus, Traffic Officer; Brian Hicks, Code Enforcement

Agenda Items:

1. Approval of the November 6, 2019 Planning Board Meeting Minutes
2. Presentation of a Special Use Permit application to develop a 5MW solar power photovoltaic array on 23.5 acres of the closed landfill at 311 N. Division St. Applicant: Abundant Solar Power (a2), LLC.
3. Staff update on an application for a Special Use Permit and site plan review to construct a +/- 1,800 SF addition to an existing carwash tunnel and add 18 new vacuum bays at 108 North Street. Applicant: Mark Kubarek for K&S Carwash.

Items Approved: Agenda Items 1

Applications Denied: None

Applications Tabled: Agenda Items 2 and 3

Chair calls the meeting to order. The Pledge of Allegiance is recited. Roll is called.

Agenda Item 1: Approval of November 6, 2019 Planning Board Meeting Minutes.

Chair asks for any corrections on the November 6th, 2019 meeting minutes. There being none, Chair asks for a motion to approve the July meeting minutes. Motion made by Tina Tomasso, seconded by Theresa Walsh. All in favor. No members opposed. Motion carried.

Agenda Item 2: Presentation of a Special Use Permit application to develop a 5MW solar power photovoltaic array on 23.5 acres of the closed landfill at 311 N. Division St. Applicant: Abundant Solar Power (a2), LLC.

Melissa Clark, Abundant Solar Power- Explains some of the 22 current projects the company is working on all over the country, including: brownfields, landfills, and other sites where local governments have spare space. They've been working with the Regional Planning Board on their projects. All power will be sold to local residents. They signed a lease with the City for 23.5 acres in September for 15 years with 2-5 year extensions. The plan shows 16' between panels, pre-existing vents, and a ballasted array of concrete blocks which will sit on top of the membrane barrier and mounts the panels. The fence will be finalized December 7th. The panels are south facing/downhill at 26 degrees and mounted as a fixed array because it is on a landfill.

Theresa – asks about the landfill closure cap.

Melissa- Explains that when the landfill is closed, a membrane is put on top. Mentions they are conforming with regulations and that when a landfill is closed, there aren't many other things you can do with it.

Steve- Explains that everything is being set on-top of the landfill.

Crystal – Asks if it is a solar farm people can buy into.

Melissa- Explains that they can sell power outside the City of Auburn, but would like to focus on the City itself. They have a site near the jail in Sennett, but will be selling more broadly with this one.

Steve- Further explains that the City's role is specifically leasing the land and the overall review of the project as well as the building permit. The City is not involved with anything otherwise determined by council.

Crystal- Asks how residents can access energy.

Melissa- Explains they would sell subscriptions. Mentions single billing approach and sales pitching to bring the opportunity to residents.

Chair asks for questions from the board. There being none, asks staff for comments.

Steve- Explains the site plan review process for this project and expected timeline. Staff recommends tabling the item at this time.

Chair – Asks for a motion to table the item on agenda. Motion made by Theresa, seconded by Tina. All in favor. None opposed. Motion Carried.

Agenda Item 3: Staff update on an application for a Special Use Permit and site plan review to construct a +/- 1,800 SF addition to an existing carwash tunnel and add 18 new vacuum bays at 108 North Street. Applicant: Mark Kubarek for K&S Carwash.

Steve- Provides an update on the site plan. The goal after reviewing at last meeting was to minimize any potential accidents and clearly delineate driveways. There are currently many constraints with the way the existing buildings are situated on site, but they will continue to work through finalizing the layout. A detailed plan should be expected for the January meeting with hopes of a vote being taken then.

Chair asks for questions from the board.

Crystal- Asks how many employees are on site during peak season.

Chris- 3-6 employees, but will need less with the new system.

Chair- Asks for a motion to table the item on the agenda. Motion made by Tina, seconded by Theresa. All in favor. None opposed. Motion carried.

Other Items

Date for next Board meeting is Tuesday January 7, 2020 at 6:30 P.M.

Motion to adjourn today's meeting made by Theresa, seconded by Tina. All in Favor. None Opposed. Motion Carried.

Respectively submitted by Holly Glor