

Planning Board Meeting Minutes

Town of Oakland

Date: 12/17/2024

7 PM

- Call to order - roll call at 7:03 P.M.

Present- Shawn Stevens, Rick Mackenzie, Jamie Phair, Bob Knowlton, Dave Roy.

- Old Business- Approval of September 25th meeting minutes. Motion to approve was made by Jamie Phair, Bob Knowlton seconded, and all members were in favor.
- New Business- Review the application for a 1.0 MV (AC) Solar Array on Thomasville Road.

Nathan Smart (Code Enforcement) made a statement to the board that the Oakland Town Council voted to approve the proceedings with a Solar Moratorium on Wednesday December 4th. Nate explained that the Town council will vote on approving the drafted Solar moratorium on December 18th, 2024. Nate explained to the board that this meeting is to review the application for completeness.

Matt Conners, a representative of Weston and Sampson, was at the meeting to answer questions. Shawn Stevens asked if the project would impact any wetlands and if so, what permits have been applied for? Matt explained that yes there would be an impact on wetlands and permits were not applied for yet. Shawn asked if trees would be removed to make a clearing for the site and Matt answered yes. A discussion was had regarding the potential runoff from the site and possible impact on East Pond and neighboring properties. Matt explained that there is no contamination from solar panels and a stormwater plan has been submitted. Bob Knowlton explained that generally, grading plans show that water runoff will not impact the neighboring properties. Jamie Phair asked matt what the actual acreage of the cleared area will be. Matt stated that he was unsure and would get that information. Rick stated that permitting from DEP and Army Corp would be needed and if that has been done yet. Matt explained that it has yet to be done. Shawn Stevens opened the meeting for discussion with some concerned residents. Toby Thomas stated that he was informed that the project has no actual access from Thomasville Road. Toby explained that the Town of Oakland discontinued Mutton Hill Road in the early 1900's which would eliminate access through Thomasville Road. John Thomas stated that his mobile home and septic field would be in the proposed roadway to the site. He stated that he has the understanding that the land was reverted to the abutters once the road was discontinued. Carter Minkle stated that he is an abutter to the proposed site and that water is steadily moving down the hills through streams. Shawn Landry is also an abutter to the proposed site and stated that owners of the property know that water runoff is an issue, and he doesn't think that the flow calculations are correct and that the water issue is a major concern. Harvey Morrill, a resident from Oakland

stated that he is concerned about forever chemicals. He is concerned that if a solar panel gets damaged that the chemicals can leach into the ground and contaminate it. Shawn Stevens made a motion to Table the review. Jamie seconded the motion, and all were in favor.

Adjourn - Motion made by – Dave Roy at 7:40 P.M.
Seconded by – Jamie Phair and all were in favor.