

Fryeburg Planning Board

Meeting Minutes

January 24, 2023 – David and Doris Hastings Community Center

Members in Attendance

Stephen Chase, Edy Kizaki, Eli Goodwin, Patrick Emery, Tom Rebmann

Call to Order

The regular monthly meeting was called to order by Mr. Emery at 6:00 p.m. It was determined that there was a quorum.

Review and Approve Application for Land Use Authorization for Oxford Group, LLC for a Café.

Mr. Vic Thorne owner of Fair Grounds, stated he was speaking on behalf of the applicant Chris Gordon owner of Oxford Group, LLC. Plans are to open a coffee shop and relocate existing business from 7 Portland Street and more across street. Plans also include sub-lease Grab and Go foods at counter.

Mr. Goodwin asked about variance for parking. CEO confirmed.

Mr. Rebmann asked if there was going to be a walkup window. Mr. Thorne replied, no – unless another pandemic occurred. There were discussions about additional ideas for the proposed café; working with Fryeburg Academy for paintings, book shop, etc.

Mr. Rebmann asked about the leach fields.

Mr. Goodwin asked about not having a sign proposed. Mr. Thorne indicated they would comply with the town ordinance.

Mr. Chase stated concerns about hours being 7am-7pm and septic. Mr. Thorne mention the café may only be opened 5-6 days a week and hours may only be 7am-3pm. Mr. Goodwin read part of the letter HEB Engineering provided to support the existing septic system for the proposed café'. Mr. Chase asked Mr. Emery if they would need a Public Hearing for the change in "use". Mr. Emery stated they can address once the application is approved.

Mr. Emery made motion to accept application complete. Mr. Rebmann second motion.
Vote: 5-0 (all in favor).

Discussion for Public Hearing. Mr. Chase motion for a Public Hearing. Mr. Emery second motion.
Vote: 2-3 (Mr. Emery and Mr. Chase, in favor) (Mr. Goodwin, Mr. Rebmann and Ms. Kizaki, against)
(Failed).

Mr. Emery made a motion to approve the application with the following conditions:

- Waive Parking
- Copy of licenses be submitted to the Town of Fryeburg upon receipt.
- Signage to meet code approval.
- Work with Fire Chief Andy to obtain approved KNOX box.

Ms. Kizaki seconded the motion.

Vote: 4-1 (Mr. Goodwin, Mr. Rebmann, Ms. Kizaki and Mr. Emery, in favor) (Mr. Chase, present).

(Passed)

Review and Approve the Approval of December 20th Meeting Minutes

Mr. Emery made a motion to approve meeting minutes. Mr. Chase seconded the motion.

Vote: 4-1 (Mr. Goodwin, Mr. Rebmann, Mr. Emery and Mr. Chase in favor) (Ms. Kizaki, not in favor).

(Passed)

Public Forum

David Andrews read his respectful request letter that the 50-acre maximum Solar Land Area requirement be removed from the proposed ordinance. Stated Fryeburg would miss out on opportunities that can benefit this Town because of narrow thinking. Smaller solar project, unlike utility scale projects, are exempt from local property tax while larger utility scale projects are not. He concluded to request any and all revisions and comments with regard to this letter and all proposed ordinances be dated and posted for residents to read because they document the process and educate the voter on its progress while pointing out important information and possible regulations already in place by State regulators.

Dale Knapp head of Development New England for Walden Renewables submitted letter and other documents. He would echo Dave's sentiment a cap of 50-acres in size, essentially prohibits utility scales solar in Fryeburg. He went on to state why they develop utility scales in Maine, because of the economy of scale, essentially allows them to sell the energy at a significantly low rate. DG projects were slowly moving away. Mr. Knapp also expressed 120 acres is what is needed for a 20-megawatt facility.

The next Planning Board meeting will be on February 28nd (same time and location).

Mr. Emery made a motion to adjourn. Mr. Chase seconded the motion. Vote: 5-0 (All in favor).

Adjourn at 8:10 p.m.