

**Fryeburg Planning Board
October Meeting Minutes
October 26, 2021 – David and Doris Hastings Community Center**

Members in Attendance

Patrick Emery, Edy Kizaki, Tom Rebmann, Charlie Buterbaugh, John Testa, Eli Goodwin (Alternate)

Public Hearing: Pine Street Senior Housing Opened at 6:03 p.m.

Josh MacCallister, representing HEB on behalf of Avesta, explained the project. He noted that the latest design addressed some suggested changes at the last meeting that include landscaping buffers and additional lighting.

He also submitted an additional waiver request to address the fact that the proposed parking (currently between the building and the street) does not comply with the ordinance. He stated the rationale for not putting the parking on the east side of the lot, behind the building:

- Pine St abutters are accustomed to the parking along Pine St
- Portland St abutter is not accustomed to parking along that side
- The proposed layout does not require a Portland St entrance, so less pedestrian conflicts
- The proposed layout maximizes green space

Tom K stated, as Chair of the Select Board, and speaking for the Board, noted they are fully supportive of Avesta. Dick K also voiced support.

There were questions about landscaping and use of the back lot. Another citizen voiced support.

Someone asked about age restrictions. Avesta representative Peter Hess stated it would either be 55+ or 62+

One commenter was negative about Avesta.

Someone asked the timeline – the opening should be in summer 2023.

Someone asked if Avesta is a non-profit (yes)

Someone asked how big the units are (~600 SF)

The hearing was closed at 6:38 p.m.

Call to Order

The meeting was called to order at 6:39 p.m. and it was determined that a quorum was present.

Review of Land Use Authorization Application - Pine Street Senior Housing

This is a continuation of the previous review that began at the regular September meeting.

There was a significant discussion between the applicant and the board members about compliance with LUO Sections 16.L.1.j. and 16.L.1.k. which relate to landscaping buffer requirements and the location of parking areas (back or side).

Ultimately, the board expressed the nearly unanimous position that the applicant should work on landscaping improvements and a better configuration of the parking and return to the Board.

Rebmann made a motion to continue the discussion at the next regular meeting in November. Testa seconded. Vote: All in favor (5-0).

Review of Land Use Authorization Application – BD Solar Fryeburg

Sean Thies, representing Haley Ward, and on behalf of the applicant (BD Solar Fryeburg) explained the changes that were made since the September meeting, which included additional road access for construction only, more detail about the proposed road construction, and adjustments to the footprint area of the solar array.

There was a brief discussion of access (expected to remain unchanged from today).

Rebmann made a motion to find the application complete. Emery seconded. Vote: All in favor (5-0).

Buterbaugh made a motion to have a public hearing on November 30, 2021. Rebmann seconded. Vote: All in favor (5-0).

Public Forum

Damon Steer from the Conway Daily Sun asked if the Board was considering any regulation of short-term rentals. (No.) Nels J asked the Board if they would consider a moratorium on new solar applications.

Ajourn

The meeting was adjourned at 8:39 p.m.