

Arundel Staff Review Committee
Site Walk & Public Hearing Minutes
Wednesday July 22, 2015 at 0900hours
Solar Center, LLC 25 Limerick Road

Committee Members Present: Jim Nagle, CEO, Roger Taschereau, DPW Director, Bruce Mullen, Deputy Fire Chief; Tad Redway, Town planner

Other Attendees: Naoto Inove

Call to Order: The meeting was called to order at 0907 hours.

I. Public Hearing at 25 Limerick Road

- Item 1:** **Administrative Site Plan Review: *Solar Market Greenhouse:*** Application to construct a 1,200 square foot solar greenhouse for experimental agricultural purposes located on the site of the Solar Center, 25 Limerick Road, Tax Map 35, Lot 13 in the DB-1 District. Solar Center LLC is the owner and Naoto Inove is the applicant.

Public Hearing was opened at 0908 hours. There being no members of the public attending to comment on the application, the public hearing was closed at 0909hours

II. Application Deliberation at 25 Limerick Road

- Item 1:** **Champagne Energy, *Administrative Site Plan Review Application:*** Proposal to reconstruct a 2800 square foot former day care center into the company's main business office with associated parking and site improvements on a 0.4 acre parcel located at 2625 Portland Road Tax Map 1, Lot 4 in the BI District. Champagne Energy is the applicant and Eric Williams of SGC Engineering is the applicant's agent.

The applicant, Naoto Inove explained the goal of the application was to build an experimental solar powered greenhouse for the purpose of exploring commercial production of shitake mushrooms. The structure would be approximately 1200 sf located adjacent to a man-made pond in the rear of the property. Power will be initially extended from the existing buildings to the greenhouse prior to installation of solar cells on the roof. The building will be guttered and the runoff collected in a concrete cistern under the floor of the greenhouse for irrigation reuse. There will be no on site well or facilities requiring installation of a septic system. Access shall be by small vehicles over the existing gravel path between the main building and the greenhouse. There will be no public access or sales from the greenhouse facility.

The Committee noted that the ground around the man-made pond was not well vegetated, significant rill erosion was visible around the pond edges and the pond water had a high level of turbidity. In response to the Committee's concerns, the applicant stated that he would stabilize the soil surrounding the pond but he was unsure if he was going to terrace the land to facilitate crop production or build raised beds. Committee stated that erosion control had to be implemented as soon as possible.

Motion: Mr. Nagle moved and Chief Mullen seconded to approve the Administrative Site Plan permit for the proposed Solar Center greenhouse contingent upon the following conditions:

1. A silt fence shall be installed between the greenhouse site and the pond prior to construction;
2. All exposed ground shall be loamed and seeded or stabilized to prevent further soil erosion and sedimentation of the pond.
3. All site improvements shall be made in compliance with the approved site plan and these conditions.

MOTION passed unanimously.

Meeting was adjourned at 0955 hours.

I attest that the foregoing minutes are a true and accurate representation of the proceedings of the Arundel Staff Review Committee meeting of July 22, 2015


Tad Redway, Town Planner