Town of Waldoboro

Sylvania Development Committee Minutes

7/11/2022

1. **Roll Call**
   Janet McMahon, Mike Thayer, Johny Kosnow, Mark Eckert (via Zoom), Gayle Erdheim (via Zoom), Jan Griesenbrock, Bob Butler, and Maxwell Johnstone (minutes).

   Guests: Matthew Day (attending after the Survey) and Robin Kerber (attending via Youtube and after the Survey)

2. **Adjustments to the Agenda**
   Janet asked to include a discussion on batteries as a use.

3. **Citizens Comments**
   (After the Public Input/ Survey)
   Matt Day was in attendance to say that he and his partner, Robin Kerber, are officially abutters.

4. **Minutes**
   Minutes were for May 2, 2022.
   Mike-Janet motioned to approve minutes as presented. 7-0 with none abstaining.

5. **Old Business (Public Input/ Survey)**
   Max sent out a potential final draft for the survey. Max noted that the draft will include the Town Seal and formatting corrections. Max went through the corrections that members requested via email.
   Bob suggested an option for battery storage at the Sylvania site. Mike asked if the battery storage would be town-owned or if it would be privately leased; Max said towns usually lease the land out but that is a detail the Committee would review if that is a preferred use. Bob thinks CMP would want to lease the land for the batteries. Johny asked if it was safe to have this use on the site; Max said that there are different battery sizes and methods of containing it; Janet added that they would likely be lithium ion; Johny said those easily combust; Mike said that battery safety would have to be noted in the proposals. Max wanted the Committee to be careful with wording on the survey so residents are aware what “Battery Storage” would mean. Janet suggested “Utility-scale electricity storage”.
   Johny suggested a use that would allow the site to not be used/ developed and allow vegetation to reclaim the site; Max noted there is an “Low-impact outdoor recreation”
suggestion; Johny asked for something more distinct to discourage any use on the site; Janet suggested “Preserve as open space”. Johny suggested, if possible, a column for both tables that will allow people to give additional comments for each proposed use. Bob suggested the Hoffses House have separate options for selling the house with 2 acres vs selling the entire 10 acre parcel. Max and Janet discussed shortening the question at the end of the survey about additional comments for the uses to simply say “Do you have any other thoughts or concerns?”

6. **Old Business (Hoffses House)**
(Matt Day attends)
Carl Solberg has the tarps on the roof of the building to minimize further water damage. Matt asked about the sale of the property; Max said that will be based on the survey results. Max said that he was approached by the Fire Chief about using the Hoffses House for training firefighters. Max said that the Chief told him the house would have some training courses inside and would have the pad out in the back. Max Luick was informed of the use and has no issues with the teaching in the building but would restrict foam being used and would be strict on the construction of the pad; Max Johnstone said that Chief Smeltzer is aware of the restrictions and would have funding to address all concerns and only use public water. Matt Day said that he would want to be up to date on that use as a neighbor and would suggest another location; Max said the Chiefs in the Midcoast have been looking for sites with public water and sewer throughout the region for a suitable site. Bob suggested waiting until the survey results were in before discussing the use. Janet did ask if the Hoffses House would be destroyed; Max said the house would likely be rehabilitated and could be used as long as it wasn’t an “educational facility” like Miller School.

7. **Old Business (Trails)**
Max, Mike, Leslie Lorentzen (Conservation Commission), and Pete Nichols (Midcoast Conservancy) conducted a site visit on June 24th. There was not a thorough site visit due to the ticks; however, there was an in-depth conversation about a path to making the trail system. The Select Board, on June 28th, were fine with members of the Conservation Commission or Sylvania Development Committee to evaluate trail work. Max said he spoke with John Daigle (Public Works Director) about clearing the initial entrance that is covered in ticks. Max also noted that the trail inspection for 250 feet from the water (the Shoreland Zone) was a suggestion since no development is proposed to take place in that area. Max has heard no updates from Pete Nichols but is waiting on estimates to create trails, footbridges, and a stairway for the north parking area.
8. **New Business (Batteries as a Use for Sylvania)**
   Janet would like to get some experts besides CMP and Sundog to discuss the potential for solar and batteries; Max said that he spoke with an individual who did the Boothbay battery project as well as the Economic Director in Rumford (who has a large scale battery for solar), who have both said that they don’t see the batteries as a good use for the Sylvania site; however, Max said he will reach out to the Public Utilities Commission for their opinion on legislation or the battery project.

9. **Comments from the Committee**
   Max said that the 250th Birthday Committee is looking for potential sites that can be used for the celebration next year and wanted to get feedback on potentially using the site. Max stressed that this is just getting a list of sites for all public and private spots it could be held. Max Luick was informed of this and had no issues as long as it is not being dug up.
   Mike said the site needs some dumpsters to clean it up and would suggest looking into other sites. Johny asked who is liable if someone gets hurt; Max said it would likely be on the Town unless the Committee for planning it has their own. Janet noted that people should be kept away from the two restricted areas and the groundwater wells, and the site isn’t set up for it. Mark and Gayle are concerned about making the site a staging area but don’t see an issue with one off events.

   Mike brought up that the Sylvania Task Force would typically receive groundwater testing data on a quarterly basis from MDEP and was curious if the Town has received anything. Janet believes that criteria was being met and the testing was reduced to possibly twice a year. Max said he will check with Julie and MDEP about any tests that were done.

10. **Next Meeting**
    August 1, 2022 at 4:30pm.