

**OFFICIAL MINUTES: Business Meeting**  
**Eliot Conservation Commission**  
**Eliot, Maine 03903**

**DATE: May 5, 2021**

**OFFICERS:**

**Chair: Kari Moore**

**Vice Chair: Christina Karas**

**Secretary: Lynn Bublely**

**Treasurer: Alice Lynch**

THIS MEETING WAS HELD VIRTUALLY ONLINE. THE CALL-IN INFORMATION FOR THE PUBLIC WAS PROVIDED BY the Town PRIOR TO THE START OF THE MEETING.

**1. 6:30 PM Call to Order and Roll Call via Remote Access:**

The meeting was called to order with roll call at 6:35pm by Kari Moore. In attendance: Christina Karas (Vice Chair), Kari Moore (Chair), Lisa Wise (Member), Peter Egelston (Member), Carol Castellan (Alternate), Cyndy Camp (Member), Melissa Albert (Administrative Assistant- Town of Eliot) Lynn Bublely (Secretary), Absent: Alice Lynch (Treasurer), Doug Warrender (Alternate), Tomas Dundzila (Public)

**2. Public Input**

No public input at this meeting

**3. Review and approve past minutes:**

Reviewed April draft meeting minutes: minor edits were made. Lisa made a motion to approve the minutes as amended; Peter seconded the motion; minutes were accepted unanimously with edits.

Kari will submit amended notes for posting.

**4. Project Development/ Permit Review**

**a. John Chagnon, President Ambit Engineering**

John presented the project for 16 Arc Road to the Commission. This is a site proposed for a building expansion for cannabis cultivation. There will be a site visit on May 17, 2021 at 5:30 PM for any Commission member interested. Please let Kari know if you are interested in attending. Previously the site was operating as a composting center (Mr. Fox) and before that it was zoned as a contractor's yard. The application is for a 14,900 s.f. 2 story building. The land resides in a shoreland zone area. The Planning Board is looking for the Commission's feedback and comments on flood requirements. The site for the proposed building slopes towards Sturgeon Creek along with wetlands and forested wetlands. 1 existing building slab will be salvaged otherwise there will be new building. Jon reviews the plans and notes past road flooding but states the building will be a height elevation so as not to put the building in danger of flood. Questions asked of John:

41 Peter- This land was previously used as commercial composting by Mr. Fox. What type of clean  
 42 up is entailed after this company moved out?

43 John- I do not think much cleanup is required. I will get an answer.

44 Peter- Questioning security lighting, what can be done about upward lighting, light pollution  
 45 given the Planning Boards recommendation for additional lighting?

46 John- We are following the rules that you must have lights at all exits and entrances. There was a  
 47 question about the use of motion sensor lights.

48 Kari- Will you be using downward directed lighting?

49 John- Yes (specs for lighting were shown)

50 Christina- I see that you will be removing the retaining wall and using silt fence. Why is the silt  
 51 fence used behind the tree line?

52 John- The silt fence goes in the undisturbed area.

53 Christina- Are they going to be using ground water?

54 John- It is projected that the employees will use approximately 900 gallons of water per day,  
 55 septic services will be approximately 980 gallons per day. Processed water will be separate. No  
 56 processed water will be disposed into the septic system. Total water usage will be 3000 gallons  
 57 per day, the balance being for plant uptake. Water will be re-cycled and re-used coming from the  
 58 well unless contamination of some sort has been identified.

59 Kari- Will there be any upgrading to the access road?

60 John- The road will need to be widened to 18' across. It will be widened.

61 Lynn- Will the well support 3000 gallons of water per day?

62 John- Yes, while this number seems large it averages out to 1 gallon per minute.

63 Christina- Voices concern about the surrounding wells with the number of marijuana  
 64 manufacturing businesses that have been approved.

65 Lisa- Asks about the septic system and location as it pertains to Sturgeon Creek.

66 John- The septic system is as far away from the stream as it can be.

67 John presents recent updates to the project. Total deforestation is 12.4%. They have obtained a  
 68 DEP stormwater permit. Amendments will be made. A public hearing will be held May 18, 2021.  
 69 We need to get our comments to the Planning Board. Additional comments made on a  
 70 maintenance plan for the retention pond. They do have an independent 3<sup>rd</sup> party storm water  
 71 review happening.

72 b. Brian Nielson 276 Harold Dow Highway- Unable to attend tonight's meeting. There are concerns  
 73 about past soil contamination. Kari spoke with Jeff Brubaker and a site walk will be conducted May  
 74 17, 2021 at 6:15 PM. No public hearing has been set. How will they investigate past  
 75 contamination? Remediation work has been done in 2005/ 2006.

76 c. 0 Pleasant Avenue- Jeff Brubaker will make a note to look at re-vegetation.

77 d. 11 Cole Avenue- Jeff Brubaker will make a note to look at re-vegetation.

78 e. 28-32 Brook Road- This site was approved last night. Kari expressed concern about using native  
 79 plants for re-vegetation. They are only planting grass. There was no change in the demand of  
 80 water usage. Did a perc test and DEP permit has been obtained.

5. **Financial Report/Budget** – There is no financial report at tonight’s meeting. Carol submitted receipts to Alice for reimbursement of trash grabbers.

**6. Education/Outreach**

a. Eliot Clean Up Day- It went very well. Lots of good feedback. It was good to have a central meeting spot and to see people. We received lots of questions about the Conservation Commission. It was good to be out in the public. Litterati app was a bit challenging. Suggestions were made regarding recycling. Possibly a cleaning station for cans and bottles that could be redeemed. Discussion was held about a Fall clean up. Perhaps we could do a mock challenge prior to the Fall cleanup to work on the Litterati app. Peter brought up the yellow plastic temporary lane markers that are used once they pave a road. He found many while cleaning up. Could we ask about not using these. Carol asks about trash located near her property. Kari suggests looking into any town ordinances that pertain to private property or contacting the DEP for suggestions.

b. Invasive species- Alice reached out to the town pertaining to composting of invasive species at the town transfer station. Town said they are not aware of any problems with invasive species. Yard debris goes out for composting offsite to York Woods for topsoil and bark mulch. Town trash goes to Eco Maine for burning and renewable energy. Eco Maine does not accept brush or vegetation. Alice will continue to follow this.

c. Education- nothing to report.

d. Kari was contacted by Bill Burrows regarding Eliot Festival Days. This is scheduled to happen September 25, 2021. Conservation Commission will sign up to have a booth. The fee has been anywhere from \$20-40. We could tie the Fall cleanup to this date of promote a cleanup later with this event.

e. Jeff Brubaker sent out information on an online training for tomorrow at 3 PM, Casco Bay Beginning with Habitat.

f. Storm water discussion at last night’s Planning Board Meeting. There is some confusion about how it is being looked at from a community standpoint. The Conservation Commission would like to participate in the training. Jeff Brubaker will send out slides to Kari along with links to additional information. This will help us learn how stormwater is being managed. There will be a Comprehensive Plan update. Money is being requested for review for the referendum in June. There is a public hearing on May 18, 2021. Lisa will send information on the language being used and, on the hearing, to be held.

**7. Round table – no Round Table items discussed:**

123 **8. Next regular business meeting June 2, 2021**

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125 **9. Peter made a motion to end the meeting, Lynn seconded. All in favor. Meeting is adjourned at 8:01**  
126 **PM.**

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128 Respectfully submitted,

129

130 Lynn Bublely

131 Secretary

132 CC: Eliot Town Clerk, Commission Members, Commission File

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