

Approved April 28, 2016

**City of Rockland  
Comprehensive Planning Commission  
Minutes for April 14, 2016**

**Commission Present:** Chair Eileen Wilkinson, Adam Ackor, Amy Files, Michelle Gifford, Julie Lewis

**Guests:** Director of Mechanical Engineering SMRT Michael Chonko

**Staff Present:** City Councilman Larry Pritchett, City Attorney Kevin Beal, Asst. Code Enforcement Officer Bill Butler, and Code Clerk Roxy LaFrance

**Meeting Called to order at 6:01 p.m.**

**Agenda Adjustments:**

Eileen Wilkinson suggested removing Population & Demographics from the agenda since Anne Morris is not here, and suggests addressing committee priorities to make sure that goals are getting completed.

**Previous Meeting Minutes: March 31, 2016**

**ACTION: Adam Ackor made a motion that the 03-31-16 meeting minutes be approved without amendment. VOTE 4-0**

**Discussion on Power Generation Facilities Ordinance Amendment #11:**

Larry Pritchett summarized the history of the ordinances within previous City Council, Planning Board, and Energy Committee meetings, and Public Forums. Larry explained that SMRT, along with another firm, were brought into the process as technical experts to support the Planning Board.

**ACTION: Kevin Beal swore in Julie Lewis as a committee member.**

Eileen Wilkinson expressed concern with the definition of Quasi-Public Uses in Sec. 19-302. Kevin Beal explained the definition is part of Chapter 19 Zoning and Planning, and the purpose of amending the definition was to pull Power Generation Facilities out of Quasi-Public Uses and define them separately.

Amy Files asked for clarification on Ordinance Amendment #10 Sec. 16-203(18) Technical Review, as in who would decide on the technical expert or professional. Bill Butler asked if the professional reviewing before issuance would be coming back after construction to make sure it was created as planned, and suggested such language be added.

Eileen Wilkinson questioned Ordinance Amendment #10 Sec. 16-204(A)(3) Landscaping(C) proposed development of exceptional merit, and suggested the deletion of "of exceptional merit".

**ACTION: Adam Ackor made a motion to recommend that in Sec. 16-204(A)(3)(C) "of exceptional merit" be deleted. VOTE 5-0**

Amy Files questioned in Sec. 16-204(A)(12) Decommissioning why windmill is referenced as opposed to wind turbine, as it is otherwise termed in that section. In the same section she also questions why the ordinance is calling out windmills at all. Additionally, asks if there are bio-hazard clean-up requirements?

Kevin Beal explained that term windmill came from his research in State decommissioning requirements.

**ACTION: Amy Files made a motion to strike “windmill” in Sec. 16-204(A)(12) and replace with “wind turbine”. VOTE 5-0**

**ACTION: Eileen Wilkinson made a motion to insert into Sec. 16-204(A)(12) “to remove all materials, chemicals, and components of the project.” VOTE 5-0**

Eileen Wilkinson suggested adding to Sec. 19-304(17)(B)(2) to take into consideration impact on affected neighborhoods which is larger than the actual site and adjoining property. Amy Files questioned how pipelines would be addressed. Larry Pritchett explained that pipelines are addressed in a separate ordinance amendment by strengthening the street opening ordinance.

Adam Ackor then questioned how a compressor station in a separate neighborhood from the facility itself would be addressed. Amy Files expressed concern for the infrastructure outside of the site because ordinance addresses the site of the facility, but not the infrastructure as a whole. Kevin Beal explained that in Sec 19-309 Special Classes states “any power generation” is subject to Planning Board Review, therefore a compressor station would be addressed by planning board before construction. He also explained that the Public Utilities Commission has the authority to allow associated infrastructure such as a pipeline in the right-of-way without the City’s say.

Eileen Wilkinson expressed concern about the supporting infrastructure outside of the property of the proposal. Michelle Gifford questioned how the City would trigger a review for the additional pieces that are not part of the initial site review. Larry Pritchett explained that without a local benefit it will not be permitted as the ordinance reads.

Amy Files questioned if coal can be used as fuel for a Grid-Scale Power Generation Facility in Sec. 19-304(17)(B)(2)(a). Larry Pritchett explained that coal and #6 are not excluded in the Ordinance Amendment, but would not be able to meet the emissions controls stated in the Amendment.

Bill Butler questioned the definition of the fuel solid waste, and suggested changing the term to municipal solid waste.

**ACTION: Adam Ackor made a motion to define solid waste in Sec. 19-304(17)(B)(2)(a). Vote 5-0**

Michael Chonko suggested addressing bio-waste, as in sludge from waste treatment plant, in the definition of solid waste.

**ACTION: Amy Files made a motion to communicate to council that this ordinance doesn’t take into account larger impacts of the supporting infrastructure. Vote 5-0**

Amy Files suggested keeping all the residential zone requirements the same in Sec. 19-309(1) Special Use Classes.

Amy Files suggested requiring Planning Board approval for Distributed Power Generation Facilities having a capacity of less than 500 kilowatts in Sec. 19-309(1)(H) to address white noise concerns and for abutter notification.

**ACTION: Amy Files made a motion that all power facilities fall under the same frequency requirements. Amy Files adds as discussion: Boston uses this standard. If Rockland's goal is to be more densely populated, we should hold ourselves to a higher standard for noise control. Vote 3-2 opposed.**

Amy Files questioned in Sec.19-316(A)(4) Fugitive Emissions why the term "methane" isn't used. Kevin Beal explained that the term "Natural Gas" is broader.

**ACTION: Amy Files made a motion to add the term "Methane" to Sec. 19-316(A)(4) after "otherwise allow to escape any." VOTE 5-0**

**ACTION: Eileen Wilkinson made a motion that under Sec. 19-319(D) "Noise from Grid-Scale Power Generation Facilities" be numbered (4) on page 11, and subsequent renumbering. VOTE 5-0**

Amy Files questioned how the number of 10 trucks a day was decided. Michael Chonko and Larry Pritchett explained that FMC is currently bringing in 6-8 trucks a day and they were trying to find a number higher than what current manufacturing facilities are bringing in.

**ACTION: Eileen Wilkinson made a motion to insert the word "of" between "City" and "Rockland" in Sec. 19-319(L) on page 22. VOTE 5-0**

**ACTION: Eileen Wilkinson made a motion to recommend council approve the Ordinances with amendments. VOTE 5-0**

Eileen Wilkinson asked what everyone wanted to address at the next meeting and suggested getting one or two chapters and the survey done, without having Eric come. It was decided to add the Economy chapter to next meeting with Population & Demographics and the Survey.

Next meeting: April 28, 2016

**Action: Eileen Wilkinson adjourned the meeting without protest.**

**Meeting adjourned at 8:42pm.**

Respectfully Submitted,  
Roxy LaFrance  
Code Secretary