

Palmyra Planning Board Meeting Minutes

Date: 12/12/2023

I. Call to order and flag salute

The meeting was called to order by the Chair at 6:00 p.m. – flag salute

II. Roll call

Planning Board Members present: Chair Dave Leavitt, Vice Chair Corey Dow, Gary Beem, Katie Burrill

Michael LePage (alternate)

Diane White, Secretary

Select Board Members: Vondell Dunphy, Herbert Bates

Others Present: Gail Jones

III. Correspondence – *E-mail to Travis (CEO) from Adam Farkes (solar farm) (attached) – update for decommissioning cost included and we will be getting results of the water test soon.*

IV. Process Land Use Permit Applications - *none*

V. Announcements - *none*

VI. Reports

- a) Secretary's Report (11/28/2023) - *Motion made by Corey to accept the minutes as written—second by Katie. Approved 4-0.*
- b) CEO Report – *no report*

VII. Old Business

- a) KVCOG suggested revisions to Planning Board and Zoning Ordinances (*attached*)
Joel Greenwood (KVCOG) had sent copies with his suggested revisions. Dave will review the Planning Board Ordinance. Diane will make the suggested revisions (to review at the 1st January meeting).
Zoning Ordinance revisions tabled until Joel can attend a meeting to discuss this. Dave suggested that the Select Board contact KVCOG and ask that someone attend a meeting in January (to discuss the Zoning Ordinance).
- b) Need for high voltage power line ordinance – *To be discussed when Joel Greenwood (KVCOG) is present.*
- c) Apawsitive Place – *Per CEO—question on the application answered wrong—this is a state issue. She is no longer selling puppies in that location. Remove from the agenda.*
- d) Solar Farm
 - *Water monitoring – last report received December 2022. According to the email, we will be getting a groundwater report.*
 - *Decommissioning – In packet.*
 - *Screens – the wind has blown the screens up and they need to be repaired.*
 - *Trees – they are having a hard time finding trees—may have to wait until spring. Dave said that there is a requirement that the trees are to be certain species and height.*
- e) *Junkyard on Estes Avenue – no update.*
- f) *Hometown Health Center – Irrevocable Letter of Credit for 2024 project is due soon. Diane will check on this.*

VIII. New Business

*Next meeting (12/26) - Motion made by Corey to cancel the next meeting. Second by Katie.
Passed 4-0. Next meeting – 2nd Tuesday in January (9th).*

IX. Adjournment – 6:25 p.m. - *Motion made by Corey to adjourn. Second—Passed 4-0.*

*Respectfully Submitted
Diane White*

NEXT MEETING
1/9/2024

Palmyra Town Office

From: travis gould <tg.travisgould@gmail.com>
Sent: Tuesday, December 12, 2023 10:31 AM
To: Town of Palmyra
Subject: Fwd: 2023 Decommissioning Memo (Palmyra Solar)
Attachments: 2023.12.08-12186.010-Decom.Memo.pdf

----- Forwarded message -----

From: Adam Farkes <afarkes@bnrg.ie>
Date: Tue, Dec 12, 2023 at 10:05 AM
Subject: 2023 Decommissioning Memo (Palmyra Solar)
To: travis gould <tg.travisgould@gmail.com>

Hi Travis,

Hope all is well. Please find the attached decommissioning memo from our engineers. This is just updating the memo from last year.

We are also working to finish the groundwater test and will have that for you by the end of the year.

As far as the trees go, we are struggling to find available trees and this may have to wait until the spring time so that we give the trees the best chance to survive.

Thanks!

Adam Farkes

Head of Construction

United States

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GENDRON & GENDRON

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November 16, 2023

Adam Farkes
Head of Construction-United States
BNRG
622 Congress Street, Suite 202
Portland, Maine 04102

RE: Palmyra Decommissioning Pricing

Scope of Work:

Item # 1 (Remove Panels from Racks/Disassemble Racking)

- Labor: 1000hrs @ \$68.00/hr \$68,000.00
- Loader: 300hrs @ \$120.00/hr \$36,000.00
- Misc. Tools etc: 1ea@ \$6,500.00/ea \$6,500.00

Total: **\$110,500.00**

Item # 2 (Removal of Earth Screws)

- Excavator: 300hrs @ \$195.00/hr \$58,500.00
- Labor: 800hrs @ \$68.00/hr \$54,400.00

Total: **\$112,900.00**

Item # 3 (Removal of Fencing)

- Excavator: 65hrs @ \$195.00/hr \$12,675.00
- Labor: 130hrs @ \$68.00/hr \$8,840.00
- Misc Tools etc: 1ea @ \$3,500.00 \$3,500.00

Total: **\$25,015.00**

Item # 4 (Removal of Underground Electrical)

- Excavator: 60hrs @ 195.00/hr \$11,700.00
- Labor: 120hrs @ \$68.00/hr \$8,160.00

Total: **\$19,860.00**

Item # 5 (Removal of Concrete Pads)

- Excavator: 15hrs @ \$195.00/hr \$2,925.00
- Labor: 30hrs @ \$68.00/hr \$2,040.00

Total: **\$4,965.00**

Item # 6 (Load Salvageable Parts)

- Loader: 200hrs @ \$120.00/hr \$24,000.00
- Labor: 400hrs @ \$68.00/hr \$27,200.00
- Foreman: 100hrs @ \$85.00/hr \$8,500.00

Total: **\$59,700.00**

Item # 7 (Grade and Seed Disturbed Areas)

- Dozer: 80hrs @ \$110.00/hr \$8,800.00
- Labor: 160hrs @ \$68.00/hr \$10,880.00
- Seed/Mulch: 400units @ \$90.00/unit \$36,000.00

Total: **\$55,680.00**

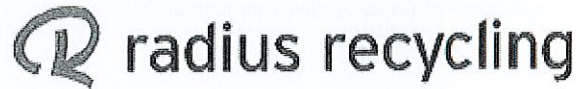
Item # 9 (Misc. Items)

- Supervision: 1ea @ \$25,000.00 \$25,000.00

Total: **\$25,000.00**

Thank you,

John M. Gendron
President
Gendron Corp.



From: Adam LaPerle – Commercial Buyer

Date: 11/20/2023

Re: Purchasing Scrap Metal & Destruction of Said Materials

Customer: BNRG Renewables Ltd

Prepared for: BD Solar Palmyra LLC

Material: Mixed Metals Ferrous / Non-Ferrous

Facility: Palmyra, Maine

Based on the current market conditions Schnitzer Steel Industries can offer the following pricing and logistics.

#1 HMS prepared - \$215 per Gross Ton (2,240lbs) Please see scrap acceptance policy for sizing requirements.

#1 HMS unprepared - \$180 per Gross Ton

#2 HMS prepared - \$205 per Gross Ton.

#2 HMS unprepared - \$170 per Gross Ton

Hard To Handle - \$135 per Gross Ton (balled up chain link fencing will fall in this category, unless uniformly rolled into respectable rolls)

Light Iron / Tin - \$135 per Gross Ton

Copper wire – Copper wire will be based on recovery of said copper from insulation. Whereas there are many different types/grades of copper wire it is impossible to price without seeing. Pricing will be based off of the Comex Index – today 11/17/2023 Comex @ \$3.71 with #1 copper wire 50-64% recovery @ \$1.53lb. #1 Insulated copper wire must have no tin coating on the copper. With a better copper recovery the pricing will reflect.

Aluminum wire insulated – To Radius this is known as ACSR – Aluminum, Copper & Steel Recovery would be price out again at the current market pricing. 11/17/2023 - \$..35lb

Logistics / Freight

The freight charges at this time would be \$350 + Fuel Surcharge of 26% = \$441 per round trip. This price includes the use of roll off containers, flatbed trailers etc. This cost will be deducted from loads landing in our Auburn yard.

Adam LaPerle

Outside Buyer – Maine & New Hampshire | **Radius Recycling**

522 Washington Ave | Auburn, ME | 04210

alaperle@rdus.com | Cell: 207.272.6713 | Fax: 207.786.2255

