



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

October 26, 2021

6:00 pm

MINUTES

CALL TO ORDER: David Peppard called the meeting to order at 6:04 pm.

ROLL CALL: Members present were David Peppard, Craig Knight, Susan Dunham-Shane and Heather Grass. Jeff Arleben and Kristin Wilson have excused absences.

Motion to make Heather G a voting member tonight. **By Susan DS/Craig K 2nd. Vote 3-0-1**

MINUTES: Motion to accept the minutes of September 14, 2021 as amended by Susan DS to add "per building" under New Business after "one septic system".

By Susan DS/Craig K 2nd. Vote 4-0

Motion to accept the minutes of September 28, 2021 as amended by Susan DS to change, under New Business, second page, "Susan wants Craig K to ask" to "Susan wants Denise K to ask"

By Susan DS/Craig K 2nd. Vote 4-0

Motion to accept the minutes of October 14, 2021. **By Craig K/Heather G 2nd. Vote 3-0-1**

NEW BUSINESS: 1. David P explained that he would like to see the Board start working on any other issues they may see coming to the town in the future so that they are not caught each time with the need to write an ordinance or addendum for new projects. Some of the items suggested by the Board were:

- A. Marijuana Sales (may want to research in case it is decided that the town will "opt in" and ask our CEO the current regulations regarding recreational marijuana sales)
- B. Adult Entertainment
- C. Performance Guarantee methodology
- D. Decommissioning
- E. Salvage/Recycle Hybrid Batteries Disposal
- F. Residential Solar Battery Packs Disposal
- G. Recycling solar panels written in as mandatory

Motion to change the Agenda order to address number 3 before number 2.

By Susan DS/Craig K 2nd. Vote 4-0

3. The Board will discuss the scheduling of the Public Hearings and Special Town Meeting for the Moratorium Ordinance. The Board members each read Charles Gilbert's response to reviewing the Solar Energy Power Moratorium and agreed to make the following changes to it.

- a. Page 1, "Now, Therefore...to all proceedings, applications and petitions not pending" add "as of October 26, 2021."

- b. Page 1, “Now, Therefore... is hereby imposed” add “on all non-personal Solar Energy System Projects,”
- c. The Board had Denise K ask Shawna H if one or two public hearings will be required. Shawna H also thought 2 public hearings are required, but we will check with MMA tomorrow. Shawna H brought over information she had just printed out at the MMA website and Susan DS read it to the Board. (The Planning Board can schedule a Public Hearing and then the Selectmen can schedule a Special Town Meeting, but if there is a lot of resistance to it, they can hold a Public Hearing too.)
- d. Page 2, Emergency Clause, at the end at “unless further extended by the Select Board in accordance with the statutes.”

The Board would like Denise K to forward the Moratorium Ordinance with the above changes to Charles Gilbert for his review. Ask him to double check that they inserted October 26, 2021 in the right place. Denise asked the Board if they would like to add the Selectmen’s names to the end of the Moratorium Ordinance for their signatures like it was done on the examples that Charles G sent to them and the Board agreed to add it.

The Planning Board will hold their Public Hearing for the Moratorium Ordinance on November 9, 2021. Denise K will get the notice to the Bangor Daily News, post the notice in the stores and Post Office, onto the website and the sign in front of the office. Susan DS went over and spoke to Shawna about the ad being in the paper 7 days in advance of the Hearing and she said we are all set to have the ad in the paper on Saturday with the hearing seven business days later. The notice will be on the Bangor Daily site for the entire time. After the Public Hearing the Planning Board will motion to send it to the Select Board at their November 16, 2021 meeting and they can schedule the Special Town Meeting for December 7, 2021.

Heather G’s MMA Planning Board book goes from page 24 to page 105. Denise will look into it and get her the missing pages.

2. The Board members should each review the seven sample ordinances which Rick L provided and specify items they liked from each. Denise K will make copies of the ordinances for David and Craig and email Heather G the copies of the Model Site Plan Regulations, Rudman and Winchell paper and the article from the Bangor Daily News which she had provided the Board tonight. Denise K told the Board that Rick L favors the Dedham Ordinance because he wrote it. Susan DS suggested that they check out the ordinances for the towns that currently have solar projects. (Palmyra, Madison, Bangor, and Holden)

Items to address:

- a. Yearly inspections
- b. Setbacks from property lines
- c. Decommissioning amount less salvage amounts
- d. Performance Guarantee amount reviewed yearly or every 5 years.
- e. Possible Standard Site Plan Review with extra items to add
- f. Solar arrays per acre
- g. Show written confirmation & commitment from the power company
- h. Ask Versant how many solar projects could there be in Eddington
- i. Address fire danger at the panels
- j. Forested land buffer outside of chain linked fences
- k. Research 6” gap at bottom of fence

UNFINISHED BUSINESS: David P will forward a letter for the Selectmen recommending Heather G be appointed as a full time member of the Board. We have the resignation letters from James McLeod

and Kristin Wilson. When it is official, remove Kristin's' name and add that the alternate positions are vacant.

AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING: Public Hearing on November 9, 2021. Suggestion list and discussion for Solar Ordinance work. Craig K informed the Board that two different members of the Solar Company attended the last Selectmen's meeting. They were leasing 400 acres which could be concerning for expansion. Susan DS said there is a lot of wetlands on the 400 acres. Craig K is concerned about the need to destroy land to protect the environment. Susan DS said it depends on how the transmission is developed as to how many solar/windmills could be attached to a line. Craig K said that Janet Mills has already put into the works that Maine is going to be 80% compliant by 2030 to eliminate everything that causes greenhouse gas. Susan DS asked Craig K to forward the YouTube solar video to all of the Board members.

DATE OF NEXT MEETING: November 9, 2021

PUBLIC ACCESS:

ADJOURNMENT: Motion to adjourn at 7:30 pm.

By Craig K/Heather G 2nd. Vote 4-0

Respectfully Submitted,

Denise M. Knowles