



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

February 16, 2023

5:30 pm

MINUTES

CALL TO ORDER: David Peppard called the meeting to order at 5:31 pm.

ROLL CALL: Members present were David Peppard, Scott Newhart, Heather Grass, Craig Knight, Susan Dunham-Shane and Rick Leavitt, CEO.

MINUTES: Motion to make the following changes from Susan DS to the minutes of January 10, 2023 on Page 2, 9. remove "They would need to present a plan for construction and decommissioning." and Page 3, 10. Capitalize Cooper and change db to dba.

By Susan DS/Craig K 2nd. Vote 5-0

Motion that we accept the minutes of January 10, 2023 with the changes.

By Craig K/Scott N 2nd. Vote 5-0

UNFINISHED BUSINESS: Haley Ward had dropped off binders for each of the Board members with updates for the Board's concerns from the review for completeness of the BD Solar application. They each had stopped by the office to pick up a copy. They will work from Susan DS's list of concerns from the previous meeting.

1. Requested new tax maps for 9 and 10: Done
2. #7 updated to 100 acres the total occupied areas: Done
3. #8. A. Removed a layer to show the elevations on the map: Done
4. 8. B. C102, Clarify whether entrance is through Map 10 Lot 24 or Map 10 Lot 24-1 and provide a list of abutters: Done
 - a. C102: Davis Road not shown good per Susan DS. It does not show the access point. Developer will darken the Davis Rd, indicate where the pavement ends and give more detail of the easement and intersection with the Davis Rd. (more information in the inset)
 - b. Exhibit A shows easement but not property line
Sean from Haley Ward will try to get the whole area onto one map and print it for exhibit. Susan DS will cut up maps and put them together.
5. Review Criteria: Done
6. SLODA: Done
7. h.(g) - Okay
8. i. No impact on local roads or traffic. Done great
9. l. will comply with local noise standards. They submitted inverter noise sheets in Appendix D for Cooper transformer and power electronics.
 - a. Nick explained that with supply chain issues, since they confirmed that they are using below sound levels and environmentally friendly equipment, it would be helpful if they would allow them some flexibility with what is purchased. The Board explained that they will have to do a change spec sheet if they don't use Cooper and submit it to Rick L. Rick L explained that if

there was any change to what was approved by the Planning Board (equipment, road location, etc.) they would have to produce the evidence to them. A major change would have to go back to the Board. In good faith, BD Solar has said if they have to use a substitute it will meet the same specs as Cooper.

10. 809 Earth Moving, Revised narrative is done okay
11. Chapter 9, Traffic Access, Covered in i. above.
12. 106.7 Fencing, They have changed it in the drawing 501 and in the narrative but they need to change it in the legend.
 - a. Craig K said that according to the ordinance it should be graduated gradual fencing, but they do not need graduated and it can all be 8" x 12".
 - b. Sean said that per code it has to be 7' tall and it shall meet the NES Standard. Scott N clarified that the Ordinance says it must meet the NES Standard.
 - c. Pressure treated posts
 - d. Change fence to 12" x 8" not 6" x 6"
13. 106.9, Roads, Drawing lists a 12' wide road but Appendix A, erosion control has 16' wide road. They will remove the 16' wide reference. Construction entrance detail is not covered in the width. During construction it may be wider and then narrower when done.
14. 107.2.2, They provided documents regarding the access road on the David Road. The lease document was amended to purchase option agreement and amended to include western portion on each side of the Versant transmission line. They included land area as 423.6 acres and redacted the change of purchase price.
15. Appendix I, Emergency Response, They fixed the converters and modules. It does not list 8 transformers or the 16 BESS units.
 - a. They will update before construction with electrical site map.
 - b. They need an emergency plan for the BESS. They provided a safety list for the Sungro Battery System (prepared by Sungro)
 - c. Scott N is fine with the information but they will need updated spec sheet for what is used if it is different.
 - d. Scott N is concerned with telethium/coolant containment plan (MSDS) Emergency Response. He is good with everything else.
 - e. Rick L said that once they have the purchase nailed down, the developer will need to provide a Spec Sheet/Haz Mat for the Fire Department.
16. Appendix N, Decommissioning Plan cost was increased. They did not revise the plan to add in the removal of the poles. Nick said they should have noted the poles and conductor.
 - a. Susan DS said it does not address removal of BESS or overhead power lines. Sean will add the wording.
 - b. Nick explained that the BESS will be on pads and they will use a crane to bring them in.
 - c. Scott N said they have covered everything he had questioned on BESS.
 - d. Susan DS asked Heather G, David P and Craig K if the application had covered everything they had asked about and they all said yes.
 - e. Scott N said the detail list justifies the cost
 - f. Rick L asked if the permit required a detailed list. He said they could just add "Everything that goes in must come out which includes the items listed for determining the proposed cost." Rick also suggested adding: "It has to be restored back to original condition to the satisfaction by Code Enforcement or the Town Officials."

17. Sean Thies, asked what is not complete. He feels they have addressed everything and that some of the items will be addressed at the final review. They would like to move things along to the Public Hearing. David P said it is not unreasonable to find the review for completeness done except for the few items mentioned tonight. David P said they will review the missing items if they get the information within a week and then they can schedule the Public Hearing and Final Review.
18. Nick asked Denise K to let him know what they need to pay for the notice to abutters for the Public Hearing.

NEW BUSINESS: Rick Leavitt received paperwork from OneEnergy Renewables which was forwarded to the Board Members and they were each given copies of the paperwork at tonight's meeting. They are interested in putting a solar farm in the Rural Residential Zone and had contacted Rick L about how to request a change. He told them the best thing to do was to write a letter to the Planning Board and let them know what they want to do to see if the Board is in agreement to change the Ordinance. If the Board says no to change the Ordinance it would be a waste of time for them to go before the Board to submit their application. If the Board says no, their next step would be to petition the Town's people to force the issue on the Town Warrant to be voted on at Town Meeting. The Board's response was "No" to the change and they explained that the location and size of the project are not the problem, it is because it is a NetEnergy Billing project which Scott N pointed out that the State of Maine is currently not allowing this type of project any more in the state because of the increase in cost to the residents. Rick L will let OneEnergy Renewables know that the Planning Board responded no.

David P informed the Board that Rick L has granted an operational permit to Darric Hammond for sales and repair at the old Eddington Auto location on Main Road in Eddington because it was just a changing of hands. He will continue to store boats at his first location.

UNFINISHED BUSINESS:

PUBLIC ACCESS:

AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING: They will plan to have the Public Hearing and start Final Review of the BD Solar project on Tuesday, March 14, 2023. A notice will need to be in the paper, on line and emailed 10 days before the Public Hearing.

DATE OF NEXT MEETING: The next meeting will be Thursday, March 2, 2023. They will meet at 5:00 pm at the BD Solar project site for a Site Visit and then will have their regular meeting at 6:00 pm at the Town Office Meeting Room.

ADJOURNMENT: Motion to adjourn at 7:10 pm. **By Scott N/Heather G 2nd. Vote 5-0**

Respectfully Submitted,

Denise M. Knowles