



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

December 14, 2021

6:00 pm

MINUTES

CALL TO ORDER: David Peppard called the meeting to order at 6:03 pm.

ROLL CALL: Members present were David Peppard, Craig Knight, Susan Dunham-Shane and Heather Grass. Jeff Arleben has an excused absence. The Selectmen have approved Heather Grass's appointment as a Planning Board member.

MINUTES: Motion to accept the minutes of October 26, 2021 with corrections noted by Susan DS of "Susan DS" to "Susan Dunham-Shane", "mediatory" to "mandatory" and "statues" to "statutes".

By Heather G/Susan DS 2nd. Vote 4-0

Motion to accept the minutes of November 9, 2021 after Susan DS's note to capitalize Versant.

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

Motion to accept the minutes of November 23, 2021 with the spelling corrections noted by Susan DS; "load" to "loud", "motion" to "move" and "imperious" to "impervious" and specify if David Peppard or Pooler.

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

NEW BUSINESS: The Board will work on the Solar Energy Systems Ordinance. Susan DS worked on the Performance Guarantee Section. She reviewed the 8 sample ordinances she had and composed wording for the Performance Guarantee Section and read it to the Board. David P would like the 15% referenced in the increase of cost for decommissioning to be revisited along with the reference to a 20 year life for such projects. He thanked her for her work. The Planning Board needs to decide if they want to write a stand-alone section in the Zoning Ordinance or integrate it in the Site Plan Review Section.

Craig K said they have projected rolling blackouts in the Northeast this winter because of the lack of natural gas. He feels they will close the Veazie Plant because of lack of natural gas. Craig K may not agree with the current project's proposed setbacks. Susan DS and Craig K are concerned with the fencing.

David P said they need to decide if they want a completely separate ordinance and then they can start working with one of the sample ordinances they have. They discussed a reference to the parent in regards to a project and were told that the property owner would be the parent.

The Board likes the format of the Greenville Solar Ordinance, so they will start with that one and make any changes or additions to they feel are needed. Susan DS had hoped they would slide it into the site plan review process, but understands the need for a separate section.

Section 1. Purpose - okay

Section 2. Authority – okay (Check with Charles Gilbert, Town Attorney for updates)

Section 3. Applicability – Change all Greenville's to Eddington. Revisit the following items:

- a. Use of the wording "Conditional Use Permit".
- b. 800 square feet or less limit to solar farm size.

Section 4. Definitions - Review the following

- a. Solar Energy Systems : appurtenant ?
- b. The size of medium scale and large scale SES's in other ordinances -
- c. Compare to other town's definitions.
- d. Rated Nameplate Capacity per Mr. Newhart in the audience is megawatts per panel or production produced at the site.

Section 5. Administration and Enforcement

- a. Research Section a. Specific application requirements, standards of review and other requirements pertinent to Solar Energy Systems within this Ordinance shall be added to the Application Requirements and Standards of Approval within the Land use Ordinance.

Section 6. Location and Size

- a. Will need to decide which zones solar systems are allowed in

Section 7. Specific Application Requirements

- a. Susan DS said that what she presented earlier in regards to decommissioning and Performance Guarantee would replace the current j. 4. of this section.
- b. Revisit the wording of c. regarding requiring a copy of the agreement of connection stating to whom the power is going to be sold to
- c. Section j.3) Revisit – Susan does not think it should be less the salvage value.

Section 8. Standards for Approval

- a. Setbacks, c. Need to revisit
- b. Address including plants that would be helpful to honey bees
- c. Address the possibility of allowing a farmer to graze animals on the site
- d. Discuss further fence height from the ground. Craig K will check with a Wildlife Biologist

David would like each of the Board Members to cross reference all of the sample ordinances they have and make any notes of items they would like to see in the new addendum.

UNFINISHED BUSINESS:

AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING:

DATE OF NEXT MEETING: David P said they will not be meeting the week of Christmas and their next meeting will be January 11, 2022.

PUBLIC ACCESS: Scott Newhart, Jarvis Gore Drive, in regards to the discussion earlier about requiring the decommissioning amount within 5 years. He said that a lot of times they sublease the project and he feels they should pay 100% before they can sell or sublease. Susan said that they can add this to that section. He also explained that appurtenant are accessories or subcomponents of something else.

Sally Harrison, 18 Lonnie Lane, has two concerns regarding decommissioning, she wondered if anything will be added addressing the debris that would be left after a solar array is stopped. Susan DS said it has not been discussed yet, but it would include the removal of all materials and concrete and reseeding the property. Sally H also said that Wells Maine is a gold standard for solar energy ordinances. They have been recognized by the state of Maine for quite some time for what they have done.

ADJOURNMENT: Motion to adjourn at 7:20 pm.

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

Respectfully Submitted,

Denise M. Knowles