



Town of Eddington

906 Main Road Eddington, Maine 04428

**PLANNING BOARD
March 15, 2022
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, Heather Grass and Scott Newhart.

MINUTES:

NEW BUSINESS:

UNFINISHED BUSINESS: This is a work session for the Solar Energy Ordinance. David feels they need a skeleton Ordinance to work from. Dirigo Solar had sent an email discussing items questioned at the last meeting and everyone received a copy.

1. They agreed on the following wording: **“The Fence setback from abutting property lines shall be 100’ for small, medium and large P-SES. A-SES shall conform to the setback of the zone where they are located in accordance with the Eddington Zoning Ordinance.”** A new project will have the option to apply for a waiver if they feel they cannot meet the 100’ setback per 401.7 of the Zoning Ordinance. The National Electrical Code regulates fencing.
2. Susan DS prefers making a Solar Energy Addendum, but the rest of the Board feels that they have agreed to make it its own stand-alone ordinance. They will use the Wind Energy Ordinance as their skeleton and make the necessary changes.
3. Scott N said most towns do not have fees for Solar Arrays, but may have fees for electrical install which could be used for Solar Power. He continued that Lars G has said that they have paid property taxes. It was noted that some states, they have waived property taxes. Susan will research Permit Application Fees and Annual Permit Fees. The Planning Board will suggest fees to the Selectmen and they will vote to accept them or not.
4. The Board agreed to use the wording Susan DS typed up from last meeting’s discussion on fencing:
 - a. **“Fencing”**
Fencing shall be installed as required by the National Electrical Code for ground mounted solar energy systems in accordance with the size of the proposed system. The fencing shall be agricultural fixed knot with 12”x 8” openings at the bottom. The panels have the option of 12”x8” in full panel or panels with progressively smaller openings ending at the top of the fencing. The fencing shall have a ground clearance of 6” to provide for passage of small terrestrial animals.

In locations where additional screening might be needed to shield a protected location or a highway border, privacy net screen can be added to the agricultural fencing.

5. Susan DS prepared wording for Storm Water Control. They will add Town of Eddington before Zoning Ordinance in the first sentence of the Storm Water Control wording and keep the rest of the wording.
Stormwater Control

Stormwater controls shall adhere to the performance standards in Chapter 802 of the Eddington Zoning Ordinance and State of Maine Stormwater Control rules.

In addition, SES applicants shall follow these additional guides.

- a. If utilizing cleared land for proposed “meadow” based stormwater treatment, semi-annual (Spring & Fall) inspection of the meadow areas shall be performed until a meadow grass sod is established. Grading of washouts and reseeded of eroded “meadow” areas shall be performed according to Maine Department of Environmental Protection best Management Practices.
 - b. Meadow stormwater treatment areas shall be managed by mowing in lieu of herbicide treatment.
 - c. Contract grazing is allowed if applicant wishes to employ it for vegetation control.
6. The Board agreed with Susan DS’s wording for Proof of Interconnection and Power Purchase:
Proof of Interconnection and of Power Purchase Requirements:
1. A copy of the agreement with and schematic details of the connection arrangement with the transmission system, clearly indicating which party is responsible for various requirements and how they will be operated and maintained.
 2. A description of the energy to be produced and to whom it will be sold. Include a copy of the purchase agreement as part of this description.
7. Susan DS prepared wording for Owner/Operator Responsibility and the board agreed. “Owner/Operator Responsibility”
1. Name, address, phone number, and signature of the project applicant, as well as all the property owners, demonstrating their consent to the application and use of the property for the solar energy system.
 2. If the operator will be leasing the land, a copy of the agreement (minus financial compensation) clearly outlining the relationship inclusive of the rights and responsibilities of the operator, landowner and any other responsible party with regard to the SES and the life of the agreement.
 3. A copy of this agreement shall be filed in the Penobscot Registry of Deeds. Additionally, if the owner and or operator should change during the life of the SES a copy of the transfer agreement, including acknowledgment that the new owner or operator agrees to abide by all restrictions, requirements, and financial payments contained in the original application and original operational permit shall be filed at the Penobscot Registry of Deeds and with the Town of Eddington CEO.
 4. A description of the owner of the system, the operator if different, and detail of qualifications and track record to run the SES.

Susan’s DS Comment: This is taken from Greenville. We actually cover this in Chapter 402.2 “Submissions” item 404.2.5. So maybe we don’t need to bring it up in the addendum. Also – Performance Guarantee (for installation of project) is 405.

The Dirigo Solar Informational Meeting is this Thursday, March 17, 2022 at 5:00 pm in the Meeting Room of the Town Office.

AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING:

DATE OF NEXT MEETING: The next meeting will be Tuesday, March 22, 2022 at 6:00 pm.

PUBLIC ACCESS:

ADJOURNMENT: Motion to adjourn at 7:30 pm. By Heather G/Susan DS 2nd. Vote 5-0

Respectfully Submitted,

Denise M. Knowles