



Town of Eddington

906 Main Road Eddington, Maine 04428

**PLANNING BOARD
May 12, 2022
6:00 pm
MINUTES**

CALL TO ORDER: David Peppard called the meeting to order at 6:05 pm.

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

MINUTES: Motion that we approve the minutes of April 6, 2022 as presented.
By Susan DS/Craig K 2nd. Vote 4-0-1
(Heather G abstained because she was not at that meeting)

Motion to accept the minutes of April 12, 2022 as presented.
By Susan DS/Heather G 2nd. Vote 5-0

Motion that we accept the minutes of April 21, 2022 as presented.
By Craig K/ Susan DS 2nd. Vote 4-0-1
(Heather G abstained because she was not at that meeting)

Motion that we accept the minutes of April 26, 2022 as presented.
By Craig K/Scott N 2nd. Vote 5-0

Motion to accept the minutes of April 28, 2022 as presented.
By Craig K/Heather G 2nd. Vote 5-0

NEW BUSINESS:

UNFINISHED BUSINESS: The Board will continue their discussion of the Solar Ordinance. Bob Cleaves attended the meeting from Dirigo Power. Scott N and Susan DS got together earlier and reviewed each section of the Solar Energy Ordinance so far. They worked on updating the Ordinance with all of the items discussed and updated the numbering. They reviewed as far as Section 109, Expiration of Site Permit Approval and SES Operational License. The following items were discussed tonight:

1. David P verified that Payment of Applicable Fees was included in Section 107 and it is in 107.16. (The sections of 107 have been renumbered for clarity)
2. David P pointed out that “application” is spelled wrong in the old April 28th version and it has been corrected already in the newest version
3. Susan DS explained that the old 107.1.4 has been reworded from “The Planning Board shall consider financial capacity, ...” to “The Planning Board shall consider a submitted record of financial capacity, ...” in 107.2.3.

4. The Board discussed Section 106 – Zoning Districts: Scott N feels that the items suggested as Conditional Use should be part of the standards and the Board agreed. Anyone that presents an application that was outside of the standards, would have to apply for a variance as described in Section 204.2 Variance Appeals of the Zoning Ordinance.

I make a motion that we enter those two verbiage to be approved at a later date, the verbiage of woodlots and arable property. By Scott N/Susan DS 2nd.

Discussion: Susan DS feels that they should add it into the Ordinance now. They agreed to add this wording:

Section 105.2 General Lot Requirements.

105.2.1 Woodlots that have been cut in the last twenty 20 years are restricted.

105.2.2 Farmland that has been active and airable within the last ten 10 years is restricted.

And then the Sections of 105 will be renumbered. Bob Cleaves asked if the roads for a solar array are included in the 100 acre size limit and Scott N said no, infrastructure is not included

5. The Board then discussed Section 106 – Zoning Districts and decided on the following:

Section 106 - Zoning Districts:

	Commercial	Mixed	Rural Residential	Rural Agricultural	Conservation	Shoreland
Accessory Use (A-SES)						
Rooftop	Y	Y	Y	Y	Y	Y
Ground Mounted	Y	Y	Y	Y	Y/SPR	Y/SPR
Principal Use (P-SES)						
Small-Scale	Y/SPR	Y/SPR	Y/SPR	Y/SPR	N	N
Medium-Scale	Y/SPR	Y/SPR	Y/SPR	Y/SPR	N	N
Large-Scale	Y/SPR	Y/SPR	N	Y/SPR	N	N

Susan DS questioned the large amount of paperwork required for a 1/3 acre solar array. Bob Cleaves said that an array that size would require a large investment and he does not think the paperwork requirement is unreasonable.

6. The following sections of the Zoning Ordinance District Use Chart will need to be updated:
 - a. Page 21, Commercial and Industrial Uses, P-SES will be added
 - b. Page 22, Residential Uses, A-SES will be added
 Susan DS will work on these changes.

7. The Board discussed the Proposed Fee Schedule for Solar Energy Systems that Scott N prepared from previous meeting comments. They agreed on the following fees to recommend to the Selectmen:

APPLICATION FEE;

Any A-SES: \$20

Small P-SES: \$100 + All Advertising and Notification Costs

Medium P-SES: \$150.00 + All Advertising and Notification Costs

Large P-SES: \$200 + All Advertising and Notification Costs

PERMIT FEE:

Any A-SES: N/A

Any P-SES: \$500 per MW rated. Not to Exceed \$10,000

OPERATIONAL FEE:

Any A-SES: N/A

Any P-SES Under 5 MW will be assessed an annual Operational Fee of \$500 per MW

Any P-SES Over 5 MW N/A

Scott will put the chosen fees into a Fee Schedule for the Ordinance.

David P reminded the Board that the Moratorium Extension is scheduled for the next Selectmen Meeting on May 17, 2022. David P, Heather G and Susan DS will not be able to attend the meeting. Scott N and Craig K said they will attend the meeting.

Susan DS and Scott N will get together again to continue their review of the Solar Ordinance and add the new changes.

AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING: Susan DS said they will be discussing the waiver information Denise K gave each of them.

DATE OF NEXT MEETING: The next meeting will be a workshop on Thursday, May 26, 2022. They will then meet on Tuesday, May 31, 2022 for a regular meeting.

PUBLIC ACCESS:

ADJOURNMENT: Motion to adjourn at 7:36 pm. **By Heather G/Scott N 2nd. Vote 5-0**

Respectfully Submitted,

Denise M. Knowles
From the Meeting Recording

