



# Town of Eddington

906 Main Road Eddington, Maine 04428

## PLANNING BOARD

May 30, 2023

5:30 pm

MINUTES

**CALL TO ORDER:** David Peppard called the meeting to order at 5:34 pm.

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

### **MINUTES:**

**UNFINISHED BUSINESS:** Denise K informed the Board that the previously scheduled Board of Appeals Meeting for May 31, 2023 has been canceled. They will be notified when it has been rescheduled.

Susan DS pointed out that the Agenda needs to be updated to show the next meeting as being on June 1, 2023.

The Board will continue the review of the BD Solar Eddington Application with the Solar Ordinance, Section 106, Standards for Principal Solar Energy Systems from the January 2023, Book Number 2 of the Application

106.1 Nick S said that they have included the Purchase Agreement, but do not have the Interconnection Agreement. He said that they could provide it before they get the Building Permit. Susan DS stated that Appendix E and Appendix F are missing from the paperwork. Nick added that they are working with ISO New England regarding an inverter change. Susan DS wants to continue on and hold this item to be revisited.

106.1.2 Purchase Agreement, Appendix G, Book 1. Susan DS asked what Host Community Payments were and Nick S said he will look into it.

Motion that we accept the Appendix G, Public Utilities Commission Contract as complete, but they would like to know what the Host Community Payments involves.

**By Scott N/Craig K 2<sup>nd</sup>. Vote 5-0**

106.2, General Lot requirements, Appendix C.

Move that we accept this narrative as complete with reference to the Site Plan Review Item J in Zoning.

**By Susan DS/Scott N 2<sup>nd</sup>. Vote 5-0**

106.3 Vegetation, Susan DS wants everyone to be aware that they are clear cutting 100 acres plus 10 acres for the utility corridor that is about 50' wide. Scott N asked if any of the equipment will be bought from Maine companies. Nick S replied that equipment like the wracking systems and inverters, will be purchased from global suppliers. Electrical supplies may be purchased from Maine businesses or Maine contractors may be used.

Move that we accept narrative response to 106.3, understanding clearing will be approximately 125 acres.

**By Susan DS/Craig K 2<sup>nd</sup>. Vote 5-0**

106.4, Book 2,

Motion that we accept Section 106.4, Utility Connections as written.

**By Scott N/Heather G 2<sup>nd</sup> Vote 5-0**

106.5 Visual Impact, Susan DS asked what they will do if there is not a natural 100' buffer and Sean T said they would plant some if it was not adequate. Nick S added that they will maintain some natural; vegetation in that 100' setback, but they are expecting to be clearing some buffer around the fence line to the south for the performance of the solar array. David P asked if they have to plant anything will there be any pruning and Nick S said that it would take a long time for the new growth to reach that height. Scott N said that when the ordinance was written, the intent of this section was to address arrays beside a road that do not have any natural buffer, so that a buffer will need to be created.

Move that for 106.5 Visual Impact, we accept the narrative as adequate

**By Susan DS/Scott N 2<sup>nd</sup>. Vote 5-0**

106.6, Setbacks, Susan DS does not see where they address wetland setbacks. Scott N said when they wrote that section they said they did not need to add anything because it was addressed in the Zoning Ordinance. (addressed in the Shoreland Zone Ordinance) The area is not an established district of Resource Protection.

106.7, Fencing, Map C501, February 2023, Agricultural Fence.

Move we accept 106.7 narrative as meeting requirements.

**By Susan DS/Scott N 2<sup>nd</sup>. Vote 5-0**

106.7.2, Vegetation, Move applicant agrees that if necessary after construction completes, they will add additional screening if needed **By Susan DS/**

Scott amended to add: and maintaining preexisting vegetative buffer is preferred.

**/Scott N 2<sup>nd</sup>. Vote 5-0**

106.7.3, Solar Panel Glare, Susan DS asked because it is clear cut, the land slopes and the abutting land is lower than the panels will there be a problem with glare? Sein answered no. They clarified that the fence will be 100' from the property line. At the point that the fence is the closest to the abutting property line they will maintain a 25' vegetative buffer. Even with the slope of the land, the property owner should not be bothered by glare. Panels have coating to reduce glare.

106.7.3 Move that following review of Appendix M, Glare Report, the applicant has mitigating solar panel glare.

**By Susan DS/Scott N 2<sup>nd</sup>. Vote 5-0**

Motion that narrative of 106.8, Signage, that they meet the requirements.

**By Susan DS/Heather G 2<sup>nd</sup>. Vote 5-0**

106.9 Roads, They will hire someone to maintain the road. Susan DS does not think entrance is wide enough. Sein T said the setback from the Sloan property is 35' from road. Scott N asked if there was a shared use agreement for the road off Rt. 178 and Nick S said there would be one because Versant will use it to maintain their lines. BD Solar has purchased more property so their property goes all the way to Rt. 178 and they own the access road so they would have the required road frontage. (423.6 acres)

Motion that we accept Section 106.9 Roads, as written that they meet requirements upon the condition that they research road from Rt. 178 and provide a shared use agreement or easement to allow them to use it.

**By Scott N/Susan DS 2<sup>nd</sup>. Vote 5-0**

106.10 Operation and Maintenance Plan, Appendix H

Move that we accept 106.10 Operation and Maintenance plan with the understanding that when it has been selected, they receive a final Operation and Maintenance Plan.

**By Scott N/Heather G 2<sup>nd</sup>. Vote 5-0**

106.11 Battery Energy Storage System.

Motion that Section 106.11, Battery Energy Storage System, understanding as written prior to construction, a section will be added to the Emergency Response Plan which covers the battery system selected.

**By Scott N/Craig K 2<sup>nd</sup>. Vote 5-0**

**NEW BUSINESS:**

**PUBLIC ACCESS:**

**AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING:**

**DATE OF NEXT MEETING:**

June 1, 2023 continue with BD Solar

**ADJOURNMENT:** Motion to adjourn at 7:25 pm. **By Heather G/Craig K 2<sup>nd</sup>. Vote 5-0**

Respectfully Submitted,

Denise M. Knowles