



Town of Eddington

906 Main Road Eddington, Maine 04428

**PLANNING BOARD
May 31, 2022
6:00 pm
MINUTES**

CALL TO ORDER: David Peppard called the meeting to order at 6:01 pm.

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

MINUTES: Motion that we accept the minutes of May 26, 2022 as presented.
**By Susan DS/Scott N 2nd. Vote Yes 3- No 0 – Abstained 1
(David P was not present for that meeting)**

NEW BUSINESS:

UNFINISHED BUSINESS: David P thanked Scott N, Denise K and Susan DS for their work on the Solar Energy Ordinance. (Bob Cleaves of Dirigo Solar was present) The Board will review the paperwork regarding waivers and variances from the Zoning Ordinance. Scott N and Susan DS would like to have a reference to both.

Motion that we create 112.4 which will read as follows: For waiver and variance procedures, refer to the Town of Eddington Zoning Ordinance. **By Susan DS/Scott N 2nd. Vote 4-0**

When the Ordinance is finished, Scott will review the Definitions for any that are not necessary.

David P thinks they need to discuss residential Solar Arrays. Their focus has been on commercial ones, but he feels they need to discuss residential arrays because they are becoming more and more popular. Craig K would like to see an onsite review for ground residential projects so that the CEO would become aware of any water runoff onto neighbor's property problems or any other issues that would need to be addressed. Scott N said that the Zoning Ordinance requires a permit when any significant fill is going to be brought into a lot.

The articles David P has read have said that Town's need to focus on these smaller individual arrays. He questions whether there should be some kind of review by the CEO for them. And, what can they do about the disposal of the arrays if they should become unusable. Bob C said that most residential solar systems are on their roof. He said some companies could be putting mini commercial systems on residential property and then the credits could be sold back to other participants. Bob C suggested adding that if a project is for anything other than personal use,

a different level of review is required. Susan DS has updated the District Use Chart with ASES Roof Top (allowed in each district with a permit from the CEO) and ASES Ground Mounted (allowed in Rural Residential and Rural Agricultural with CEO permit and in the Conservation Zone with Planning Board Site Plan Review). David P questioned if they should list items that could affect neighbors such as storm water runoff and glare. Scott N said that panels are now antiglare. They could specify that ASES projects use panels with antiglare properties and/or be situated in an area not detrimental to neighbors.

David P said they now need to address decommissioning of residential projects. Scott will change Section 104 to “Standards for ASES” and in Section 105 remove “Additional” in the title. They should each do research on disposal for residential projects for the next meeting. Bob C suggested that they add that they must submit a disposal plan with the CEO. David P suggested talking to Rick about red flagging Solar Projects for tracking for disposal. Scott N found a company called “We Recycle Solar” that does commercial decommissioning. He will research 104.4.3. Scott N would like to ask the CEO to add a section for Solar Arrays to the building permit or create a separate application. He said that they have wording in the Ordinance that specifies that the power must be primarily or solely used by the resident.

AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING The Board would like Denise to ask Rick Leavitt if he would be available to attend the next meeting on Thursday, June 16, 2022.

DATE OF NEXT MEETING: The next meeting will be a workshop on Thursday, June 16, 2022.

PUBLIC ACCESS:

ADJOURNMENT: Motion to adjourn at 7:28 pm. By Scott N/Craig K 2nd. Vote 4-0

Respectfully Submitted,

Denise M. Knowles