



# Town of Eddington

906 Main Road Eddington, Maine 04428

**PLANNING BOARD  
September 14, 2021  
6:00 pm  
MINUTES**

**CALL TO ORDER:** David Peppard called the meeting to order at 6:00 pm.

**ROLL CALL:** Members present were David Peppard, Craig Knight, Susan Dunham-Shane, Jeff Argleben and Heather Grass. Kristen Wilson has an excused absence.

David P explained to the Board that he resigned in the spring on behalf of the Board. There had been an email from a Selectman that accused the Planning Board of being in the pocket of big industry for some of the rulings they made. David took great offence to this. He spoke to the Board of Selectmen and addressed their inappropriate comments. The Select Board refused to accept his resignation. He was convinced by some people to stay on the Board. He said the Board has done great work.

Motion that Heather G be a voting member for the meeting tonight.

**By Susan DS/Craig K 2<sup>nd</sup>. Vote 4-0**

**MINUTES:** Motion to accept the minutes of March 30, 2021 as presented.

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

Motion to accept the minutes of April 13, 2021 as presented.

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

Motion to accept the minutes of April 15, 2021 as presented.

**By Craig K/Jeff A 2<sup>nd</sup>. Vote 5-0**

Motion to accept the minutes of May 11, 2021 as presented.

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

**NEW BUSINESS:**

1. Jim Kiser was here to present the sketch plan for GC Properties for a proposed 3 building, 15 unit apartments at 1554 Main Road. He explained that lots 9 and lot 8-3 were combined in 2019. Lot 9 was 3.44 acres and lot 8 was 17.3 acres. The owner has retained lot 8. The mapping they have prepared for the Planning Board shows the wetlands and two streams. They are in the Mixed Use District. Susan asked about the driveway and they said they are keeping the same driveway. Vehicle traffic will be included with the application. The buildings will be two story design with a 1 car garage, 2 bedrooms and 2 bathrooms (up and down). They plan to have 5 units on one septic system per building and will utilize the existing well and may use public drinking water. Per state code they will use two- hour fire wall separation and a sprinkler system. They expect storm water impact to be minimal. They will have ½ acre with tar so they are not disrupting 1 acre and or need a state permit for storm water runoff.

David P explained that if the application is determined to be complete they can schedule the Public Hearing and Final Review for the same night. The project will be reviewed under the subdivision criteria.

2. Sean Thies was here to discuss the Haley Ward, Inc application for a proposed 101-acre Commercial Solar Energy System Project by Dirigo Solar. The Board members were each given a copy of the site plan review application that they had dropped off earlier in the day. They have been approved by Versant for 20 megawatts and will tie into the existing transmission line. The property is accessed from Riverside Drive, is at the Bradley town line and is about 1 ½ miles from the road. The project will be enclosed in a chain link fence that is raised 6" to allow small animals to pass and will be 7' wide. There will be no lighting or noise. They plan to submit their application to DEP the end of September. There will be 150' from the fence to a property line and 500' to any house. The front solar panels will be 2'-3' off the ground and the back panels will be 8'-10' off the ground, with 10'-15' between rows. The land has already been cleared and stumped and the project will follow the current topography. There should be no visual impact from Rt. 178 but there will be some view from Davis Road. They cannot mow the area more than twice a year. The stated life of the panels is 30-40 years. If the project proves worthy, they can renew the lease, replace the panels and continue. The decommissioning plan and surety will be included in the application and would include the removal of all of the equipment down 2' below grade and then let it restore the area back to original conditions. The panels are recyclable. DEP will defer to the Town if the Town wants to have a decommissioning fee. Even without an ordinance, they can require decommissioning. The project will be monitored remotely, has very little maintenance and the snow will melt off the panels. They are leasing the land and there will be a 16' gravel road to the project. They can accommodate snowmobile access. Rick L asked them their time frame and they would like to start construction in 2022 and be done in 2023. There is a 6 month review process with DEP. They would like approval from the town by the end of the year. Rick L recommends their having an Ordinance before reviewing the application. The Board thanked the applicants. Rick Leavitt will forward the Board a copy of the new Dedham Solar Ordinance, along with a few others from similar sized towns.

**UNFINISHED BUSINESS:** The Board revisited the issue of writing a warrant article for just the clay, peat, silt and topsoil excavation in the Mineral Extraction Addendum. They want to check to see what other towns have for setbacks.

**AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING:** 1. Changing setbacks.  
2. Review Solar Ordinances with Rick L

**DATE OF NEXT MEETING:**

**PUBLIC ACCESS:**

**ADJOURNMENT:** Motion to adjourn at 7:45 pm.

**By Susan DS/Heather G 2<sup>nd</sup>. Vote 4-0**

Respectfully Submitted,

Denise M. Knowles