



Town of Eddington

906 Main Road Eddington, Maine 04428

**PLANNING BOARD
September 28, 2021
6:00 pm
MINUTES**

CALL TO ORDER: Craig Knight called the meeting to order at 6:06 pm.

ROLL CALL: Members present were Craig Knight, Susan Dunham-Shane, Jeff Argleben and Kristen Wilson. Heather Grass arrived at 6:40. David Peppard has an excused absence.

MINUTES: Motion that we table the minutes until the next meeting.

By Susan DS/Jeff A 2nd. Vote 4-0

NEW BUSINESS: Craig K informed the Board about talking to the Selectmen regarding the proposed Solar Ordinance. He said they are in favor of a moratorium so they don't have to rush into creating a Solar Ordinance. Susan DS said that the Planning Board had moratoriums for windmills and quarries in the past. She explained that to request a moratorium they have to prove that there is a present pressure for this type of project and the current ordinances do not address this adequately for the town. Susan DS continued that they need pull the state moratorium statues to refresh everyone. The Planning Board needs to send a letter requesting a moratorium to the Selectmen. If they approve the request then the Planning Board will schedule a Public Hearing. Craig K feels they need to do this so they have time to research solar projects. Dirigo Solar attended the last meeting and had mentioned that they would like approval by the end of the year. There has not been an official application submitted by them.

Craig K said he has spoken with some residents that have concerns about clear cutting areas, high lines and the effects of electromagnetic fields on nearby residents. He also has concerns of what it could do to this town because we have high lines running through town from Brewer to Clifton. Craig feels that they will be more impactful than windmills or quarries because they could go up all over town. He continued that he has heard an interview where it was stated that the CMP corridor could be opening the door to solar and wind projects along its route. Kristen W questioned what the effect of electromagnetic fields on the high lines near a solar farm would be on nearby residents.

Susan thinks it would be helpful for everyone to review the 6 sample solar ordinances sent by Rick L. She would like to know how the CEO feels about a moratorium. Susan DS said they do not have wording in the site plan review for Performance Guarantee, Decommissioning and requirements if ownership changes of the solar farm. She does not think that we need a moratorium. Craig K does not want to be rushed or be on the developer's schedule. Susan DS continued that Versant controls the power load of solar power their lines can handle and this could control the number of solar projects in town. The applicant has been approved by versant. They do not have state approval yet. Kristen asked if Versant could answer the question of how many solar farms they can handle in town. And ask them if each leg of high lines in town are able to handle solar power. Heather G would like to know if the solar panels are recyclable. Susan DS said she thought that if we don't have a moratorium and an application comes to the Board before the Ordinance is completed, they have to review it under the Site Plan review process. A Moratorium is for 180 days.

Denise K gave the Board copies of the Maine moratorium statue regulations, the 2013 request for a moratorium for a quarry and the moratorium for windmills from her Planning Board file. They can review and reword these to use for the Solar Power Moratorium and request letter.

Motion to make a Moratorium for Solar Power.

By Kristin W/Susan DS 2nd. Vote 4-0

The Board would like Denise K to send a letter to Charles Gilbert, Town Attorney to see if anything has changed in regards to moratoriums and if he has any legal information he has picked up on other cases regarding solar projects. They also want her to contact Rick L and let him know that the Board wants to request a moratorium and are going to send a letter to the Selectmen. Susan wants Denise K to ask Rick L if the paperwork they received from Dirigo Solar was their application. She also pointed out that Rick L mentioned that there are fees besides taxes that can be charged by the town.

The next Selectmen meeting is a Special Town Meeting to vote on the Town giving property to the Eddington Historical Society.

The Board would like to meet in two weeks to review the letter to the Selectmen that Susan DS is going to compose. The letter will go to the Selectmen the next day at their meeting. Susan DS suggested that the Board members also read Chapters 7, 8 and 9 of the Zoning Ordinance.

UNFINISHED BUSINESS: Motion to table Unfinished Business until the next meeting

By Susan DS/Kristin W 2nd. Vote 4-0

AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING:

1. Review Moratorium letter and Moratorium document wording.
2. 2008.2.14, Clay, Peat and Top Soil setbacks

DATE OF NEXT MEETING: October 12, 2021

PUBLIC ACCESS: Susan DS informed the Board that the next Selectmen Meeting is to vote on giving a building to the Eddington Historical Society and after that at 7:00 pm at the Holbrook School there is a vote to purchase for \$260,000.00, out of the emergency reserve, a bus building. She encouraged everyone to attend both.

ADJOURNMENT: Motion to adjourn at 7:50 pm.

By Kristin W/Jeff A 2nd. Vote 4-0

Respectfully Submitted,

Denise M. Knowles