



# Town of Eddington

906 Main Road Eddington, Maine 04428

**PLANNING BOARD**  
**September 8, 2022**  
**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, Scott Newhart, Heather Grass, Craig Knight and Susan Dunham-Shane.

**MINUTES:** Motion that we accept the minutes of July 26, 2022 as written  
**By Susan DS/Scott N 2<sup>nd</sup> Vote 5-0.**  
Motion that we accept August 23, 2022 minutes as written  
**By Scott N/Craig K 2<sup>nd</sup>. Vote Yes 4/No 0/Abstained 1 (Susan DS did not attend meeting)**

**NEW BUSINESS:** David P stated that this is not a Public Hearing. The purpose of the meeting to is determine the completeness of the Darric Hammond application. In November they accepted the Darric Hammond application as complete except for a few things that were missing. (Susan DS said they need to stop passing completeness if items are missing)

Move that we accept the application of Mr. Hammond as complete  
**By Susan DS/Scott N 2<sup>nd</sup>. Vote 5-0**

They will hold a Public Hearing on September 21, 2022 and will review the application at that time.

**PUBLIC ACCESS:** Jon Pottle, attorney for Sally Harrison and Terry Grant, asked if there was any submission protocol if anyone wanted to get information to the Board before the next meeting. Susan DS explained that because the Hammond application has been deemed complete, they will not be getting any more information from them. They do have the folder from Ms. Harrison and the letter from Ms. Moshfegh and supporting evidence. David P said that it is not required, but would be appreciated if they could receive it at least 2 or 3 days before the meeting. The board requested that any additional information be received by September 15, 2022.

David P suggested that when Public Hearing notices were put out, they could say "Public comment would be appreciated 7 days prior to a Public Hearing."

**UNFINISHED BUSINESS:** David P informed the Board that the Selectmen reviewed the proposed Solar Ordinance last Tuesday night and were very supportive. They did have a couple questions:

1. Ray Wood asked why the Planning Board deals with complaints. Scott N said that the wording came from the Wind Ordinance and he agreed that it was confusing. It is

Section 110, Violations, Complaints and Penalties. Scott N said that starting with 110.3.2, all reference to Planning Board should be swapped to Code Enforcement Officer. Susan will rewrite Section 110 and email it to everyone. Everyone should give their opinion and Scott can add the approved section to the Ordinance. He will then send it to Denise to post it Monday online and make copies for the office. The Zoning Ordinance Section 201 addresses the authority of the Code Enforcement Officer.

2. David M asked who decides how much decommissioning should cost. Section 107.13 wording needs to be reviewed. Scott N will work on this section
3. Ray Wood asked what happens if a project goes belly up? Who does the actual decommissioning? The Board will address this later as a comment from a public hearing.
4. Any changes made to the Solar Ordinance after the copy that went to the Selectmen Scott N will do in red and they will stay in red through the Special Town Meeting.
5. Susan DS informed the Board that Hughes Brothers is holding a public meeting September 15, 2022 in the meeting room of the Town Office because they are going to DEP to ask to excavate below the water table and DEP requires an informational meeting.
6. Ray Wood asked what “not significantly commenced” means. The Board agreed to take out the word “significantly” in 109.1.
7. The Board agreed to remove section 109.2.4 – Section 106 tells them they have to have proof of interconnection and power purchase and Susan DS feels that this contradicts that.
8. Scott N will remove “significantly” in 109 and will remove “109.2.4” so they will not be in the next version of the solar ordinance.
9. The Board reviewed the changes to the District Use Chart of the Zoning Ordinance.
  - a. Commercial and Industrial Uses:  
P-SES Large: P P N P N  
P-SES Small & Medium: P P P P N  
Standalone BESS: P P N P N  
Utility Scale BESS: P P P P N
  - b. Residential Uses:  
A-SES: C C C C C  
Private Scale BESS: C C C C C
  - c. Change “Solar Storage” to “Storage System” (BESS)
10. Let the Selectmen know of the two changes that Scott N made to the Ordinance tonight.
11. Scott N will email the updated copy of the ordinance to everyone for review.

## **AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING**

**DATE OF NEXT MEETING:** The next meeting will be September 21, 2022 for the Darric Hammond Public Hearing.

**ADJOURNMENT:** Motion to adjourn at 7:12 pm.      **By Heather G/Scott N 2<sup>nd</sup>. Vote 5-0**

Respectfully Submitted,

Denise M. Knowles