



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

April 26, 2022

6:00 pm

MINUTES

CALL TO ORDER: David Peppard called the meeting to order at 6:02 pm.

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

MINUTES: Table the minutes to the next meeting. By Susan DS/Scott N 2nd. Vote 4-0

NEW BUSINESS:

UNFINISHED BUSINESS: This meeting is a workshop for the Solar Ordinance. David P thanked Scott N for the updated version of the Ordinance. Susan DS has started working on the Moratorium Extension Request Letter for the Selectmen. Susan DS attended the School Board Meeting last night and informed the Board that SAD 63 has been approached by Revision Energy and is thinking about signing up with this Community Solar Project to be located in Hampden. Scott N explained that these projects have to get 100 percent solar usage accounted for before they can get the incentives, and then they use the incentives to build the project.

The Board will review the latest version of the Ordinance from Scott N. Anything in green he has not had a chance to get to yet.

1. 107.2 Plan and Risk Assessment for Road and Property Use – He has removed any reference to Wind Power. Board Approved
2. 107.5 Emergency Shutdown Plan and Requirements – Scott will compare to 105.11 and add any part of 107.5 to it as needed.
3. Page 13. Susan DS suggests changing 107.10 to just “Commercial Solar Projects: Guarantee of Removal” – Move “Performance Guarantee” to 107.12 after “Decommissioning Plan Financial Requirements:” – Renumber 107.11 to 107.10.1 and continue to the subsections under it – Renumber 107.12 to 107.10.2 and the subsections under it. Scott N will make the changes. Board Approves
4. Per Scott N, Section 110 is in red for referral to the attorney and 110.2.1 will move to the top.
5. 113.3.6 was added. “Members of the Reviewing Board who meet the rules of the Town of Eddington Planning Board Bylaws concerning Section 4.4 “Conflict of Interest”.
6. Scott N added Section 201 from the Zoning Ordinance under Solar Ordinance Section 114. He will renumber it.
7. David P began the discussion about the letter from Nicholas Mazuroski of Dirigo Solar. The letter states that they believe they will pay no less than \$30,000 per year in property tax while they will not create wear and tear on local roads, burden on schools or utilize local social services. Scott N said that he understood from previous meetings that the Annual Fee was going to be based on smaller projects that will be exempt from property

tax by the state. The Board agreed. Scott N added, that current solar panel design will create more power on a medium sunny day in the winter than in the summer, because of the reflection from the snow. Craig K said some projects use mirrors to increase the heat, but could kill birds that flew into the heated area. Scott N said that other projects use just mirrors that focus all the light back to a vertical steel tank that creates steam power. Birds could also be killed in this heated area.

8. The Board discussed the Fee Schedule and that the current fee schedule could cover Solar Projects under unfinished structures. David P thinks they need an application fee, permit fee and annual license fee for those tax exempt.

Application Fee: \$100.00 Small Scale P-SES / \$150.00 Medium Scale P-SES / \$200.00 Large Scale P-SES Plus all advertising and notification costs.

Permit Fee and Operation Fee: Scott N will research for next meeting.

9. Section 106 – Zoning Districts - The Board Members should think about Conditional Use Restrictions in the Rural Residential and Rural Agricultural Zones for the next meeting.
10. Susan DS will work on wording for the document to the Selectmen requesting an extension of the Solar Moratorium.

AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING:

DATE OF NEXT MEETING: The next meeting will be Thursday, April 28, 2022.

PUBLIC ACCESS:

ADJOURNMENT: Motion to adjourn at 7:44 pm. **By Scott N/Heather G 2nd. Vote 5-0**

Respectfully Submitted,

Denise M. Knowles