



# Town of Eddington

906 Main Road Eddington, Maine 04428

## PLANNING BOARD

April 28, 2022

6:00 pm

## MINUTES

**CALL TO ORDER:** David Peppard called the meeting to order at 6:05 pm.

**ROLL CALL:** Members present were Scott Newhart, David Peppard, Craig Knight and Susan Dunham-Shane. Heather Grass had another obligation and will be here when it is done. (Heather G arrived at 7:15 pm)

### **MINUTES:**

### **NEW BUSINESS:**

**UNFINISHED BUSINESS:** This meeting is a workshop for the Solar Energy Ordinance.

1. Section 106 – Zoning Districts: David P would like to allow solar projects in the Rural Agricultural Zone with Conditional Uses and Site Permit Review. He would like to add that: “The landowner will have to sign a notarized statement that the property to be developed is no longer in agricultural use.” Craig K questioned if this would enable other businesses to want to locate in the Rural Agricultural Zone. Susan DS said they will also need to change the Zoning Ordinance Use Chart to show where Solar Projects will be allowed. Susan DS suggests adding to David P’s statement: “until the end of the current project lifespan and following decommission, it is returned to original Rural Agricultural Zone.” Scott N added that his understanding is that they do not care if previously harvested wood lots are turned into Solar Arrays, but do not want arable farmland turned into Solar Projects. Craig K feels that the only way to do this is to not allow Solar Arrays in the Rural Agricultural Zone. Susan DS and David P think they would be legally challenged if they did not allow them. Scott N questioned whether they could include arable farmland and uncut woodlands as general guide lines of where they are not allowed.

Craig K questioned if it would be less confrontational to just not allow them.

Scott N said if they don’t allow it they will ask for a variance. A variance would go to the Board of Appeals and a waiver would go to the Planning Board. David P suggested adding woodlots previously harvested within 10 years and previous arable farmland within the last 5 years. Craig K would like to not allow it because he feels the destruction is not worth going green.

Susan DS suggested Conditional Use: Woodlots that have not been cut in the last 20 years are restricted from use and currently active arable farmland within the last 10 years is not acceptable. David P liked the idea of limiting the size of projects. Scott N said they could add that large scale projects are restricted to greater than 2 acres, but not to exceed 100 acres.

The definition of Variance is: A variance is an allowed deviation from the terms of this ordinance and is limited to lot area, frontage and setback requirements. No variance shall be granted for the establishment of any use otherwise prohibited, nor shall a variance be granted because of the presence of non-conformities in the immediate or adjacent areas.

David P thinks they should look at large Scale Solar Projects, Allowed in Rural Agricultural, Meeting Conditional Uses: 1. Maximum of 100 acres, 2. Woodlots have to have been harvested in the last 20 years, 3. Arable Farmland that has not been active for 10 years. Scott N suggested moving them to under Additional Standards and David P and Susan DS agreed. He has added "not to exceed 100 acres" under the definition of Large Scale Solar Projects. David P questioned whether someone could put four 100 acre projects on a 400 acre lot. Susan DS suggested adding the wording "within a single parcel under single ownership". Scott N suggested adding this wording to Additional Standards. David P continued that they could also run into this with 20 acre projects.

2. Susan DS prepared paperwork to present the Selectmen from the Planning Board to request an extension of the Solar Project Moratorium. David P would like the word "craft" changed to "develop" in the first paragraph. Denise K will make the change and David P will stop in tomorrow to sign it. It will go to the Selectmen at their meeting on May 3, 2022. The Planning Board is requesting a Moratorium extension. They will not be done in time for the Annual Town meeting so they do not have to rush through the next few weeks to complete the Ordinance.

3. Section 107, Site Permit Application Requirements and Standards, The new wording suggested by Susan DS appears in red. The Board reviewed the wording. 107.2 Change "Payment of Application Fee" to "Receipt of Applicable Fees". The Board reviewed this section and approved the final wording.

4. Susan DS pointed out the changes in 107.10 and 107.12 which had been previously discussed and she has changed them.

5. Susan DS has changed the wording under Storm Water Control and they can discuss it at the next meeting.

6. Scott N prepared a Fees Sheet for everyone to review before the next meeting.

**AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING:**

They have three sets of minutes to review for approval.

**DATE OF NEXT MEETING:** The next meeting will be Thursday, May 12, 2022. The Board will move the regular scheduled May 10<sup>th</sup> meeting to May 12<sup>th</sup> so that David P can attend.

**PUBLIC ACCESS:**

**ADJOURNMENT:** Motion to adjourn at 7:45 pm. By Heather G/Scott N 2<sup>nd</sup>. Vote 5-0

Respectfully Submitted,

Denise M. Knowles