



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

May 26, 2022

6:00 pm

MINUTES

CALL TO ORDER: Craig Knight called the meeting to order at 6:04 pm.

ROLL CALL: Members present were Scott Newhart, Heather Grass, Craig Knight and Susan Dunham-Shane. David Peppard has an excused absence. (Bob Cleaves brought donuts for the Board. Thank you Bob)

MINUTES: Motion that we accept the minutes of May 12, 2022 as presented.

By Susan DS/Scott N 2nd. Vote 4-0

NEW BUSINESS:

UNFINISHED BUSINESS: Scott N has prepared the newest Solar Energy Systems Ordinance with all of the items discussed through May 26, 2022. The Board reviewed this draft.

1. Page 5, Battery Energy Storage System definition changed and a definition for Standalone BESS added.

Motion to take the Battery Energy Storage System and number 3, Standalone BESS and accept them as presented

By Susan DS/Heather G 2nd. Vote 4-0

2. Page 11, Section 106, added all of the BESS types into the Zoning Districts Chart.

BESS						
Private-Scale	Y	Y	Y	Y	Y/SPR	Y/SPR
Utility-Scale	Y/SPR	Y/SPR	Y/SPR	Y/SPR	N	N
Stand Alone	Y/SPR	Y/SPR	N	N	N	N
Y=Allowed; N=Prohibited; SPR=Site Permit Review						

Scott N reminded the Board that the State of Maine law says that they cannot infringe on any individual putting solar on their property. Craig K feels that Ground Mounted systems should have Site Plan Review across the board. They currently have to get a building permit, but do not need a Site Plan Review. He is concerned about the property owner knowing where the property lines are, filling in wetlands and glare to adjacent property. Scott N said that not all wet

property is wetland and studies have shown that most panels now are antiglare. He continued that they have addressed this in the ordinance. Bob C said they deal with glare all of the time and their projects near airports get signed off on by the FAA. He continued that just because there is state or federal law saying you can't prohibit something, it does not mean that you cannot insert jurisdiction of it. Scott N will leave the BESS section red for everyone to review it for the next meeting.

3. Scott N added Section 107.2 Submission from the Wind Ordinance along with 107.16, Planning Board Review. Section 107.16.1 add "within 60 days of it being accepted at a Planning Board Meeting." after "Section 108". (from Wind Ordinance 104.2)

Motion that all changes in 107.2 Submission and 107.16 Planning Board Review to black with changes made at the meeting.

By Susan DS/Heather G 2nd. Vote 4-0

4. Section 107.13 Commercial Solar Projects: Guarantee of Removals, remove this title because it is covered in Sections 107.14 and 107.15 and update the numbering.
5. The Board should review the following items for the May 31, 2022 meeting.
 - a. Read the entire New Solar Energy Ordinance to make sure everything that you have talked about is covered.
 - b. Review the Wind Ordinance for any items that may be needed in the Solar Ordinance.
 - c. Decide what you want to include about variance or waiver in the Ordinance.
 - d. Make sure that you have set good standards so that the CEO can easily enforce the Ordinance and set fines that will deter action. (Look for it in the standards and compare it to the Zoning and MEO.)
 - e. Decide if they want to do a paired down section for Ground Mounted Systems.
 - f. Review Use Chart for Zoning.

AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING

DATE OF NEXT MEETING: The next meeting will be a workshop on Tuesday, May 31, 2022.

PUBLIC ACCESS:

ADJOURNMENT: Motion to adjourn at 7:28 pm. **By Heather G/Susan DS N 2nd. Vote 4-0**

Respectfully Submitted,

Denise M. Knowles