



# Town of Eddington

906 Main Road Eddington, Maine 04428

## PLANNING BOARD

June 28, 2022

6:00 pm

## MINUTES

**CALL TO ORDER:** Craig Knight called the meeting to order at 6:02 pm.

**ROLL CALL:** Members present were Scott Newhart, Heather Grass, Craig Knight and Susan Dunham-Shane. David Peppard arrived at 6:12.

**MINUTES:** Motion that we accept the minutes of June 16, 2022 with the change requested by Susan DS to add “Susan DS withdraws her motion regarding ground mounted in the Shoreland Zone.” after the non-seconded motion on page 2.

By Susan DS/Heather G 2<sup>nd</sup>. Vote Yes 4/No 0

### **NEW BUSINESS:**

**UNFINISHED BUSINESS:** The Board reviewed the latest version of the Solar Energy Ordinance from Scott N with all of the changes from the last meeting updated into it.

1. The Board agreed with the wording added to 104.6 Additional Standards:  
**104.6 Additional Standards.**

104.6.1 All A-SES require the submittal of a permit application to the Code Enforcement Officer IAW the Town of Eddington Zoning Ordinance. (He will change IAW to in accordance with)

104.6.2 All A-SES installations shall not exceed 125% of the average electric consumption of the metered activity for which the power is intended.

104.6.3 A proof of power consumption assessment prepared by a solar installation company or a 1 year or greater power consumption assessment from a servicing utility company must accompany the Permit Application.

Scott N explained that the 125% is peak performance of the system with no cloudy days and that the power company charges a monthly fee to keep the electricity running. Craig K said they may start charging a monthly maintenance fee because the solar energy customers are not currently paying to help maintain the lines along with a fee for the smart meters being installed.

2. Section 106 – Zoning Districts: 106.1 Notes, is still red because they are waiting to hear back from Rick Leavitt regarding Ground Mounted A-SES in Shoreland Zone.  
**106.1 Notes.**

106.1.1 Note 1 - Ground Mounted A-SES in a Shoreland Zone shall be limited to . . .

3. They discussed the changes to 107.6. (Scott N broke up the previous 107.6 into individual subsections and deleted 107.9 because it was already in 107.6) The Board agreed with these changes:

**107.6 Fire Prevention and Emergency Response Plan Requirements.** The Application shall include a fire prevention and emergency response plan that contains the information and meets the requirements in this section.

107.6.1 The plan shall describe the potential fire and emergency scenarios that may require a response from fire, emergency medical services, police, or other emergency responders.

107.6.2 The plan shall provide for any special training or emergency response equipment that the designated agencies need to use in responding to a potential fire or other emergency. The Applicant shall pay for the cost of any training or equipment required by local fire and emergency responders.

107.6.3 The plan shall describe the circumstances under which an emergency shutdown may be required to protect public safety and shall describe the procedures that the Town and the Owner/operator and Licensee will follow in the event an emergency shutdown is required. ~~All means of shutting down the system shall be clearly marked.~~

107.6.4 A copy of the plan shall be provided to the Code Enforcement Officer and Fire Chief. Upon request, the owner or operator shall cooperate with the Code Enforcement and/or Fire Department in addressing any concerns in the fire prevention and emergency response plan.

107.6.4 ~~5~~ The owner or operator shall provide to the Code Enforcement ~~and~~ Officer Fire Chief the name and contact information of a responsible person for public inquiries throughout the life of the installation.

4. The Board discussed 107.2.1, 107.2.2 and 107.2.2.1 and agreed to add “/operator,” after applicant in 107.2.1 and remove the green highlights.

5. Susan DS suggested the following changes and the Board agreed.

1. Table of Contents, Section 105 – remove “Additional”

2. Section 104, change “approval” to “agreement” (David p suggested)

3. Section 104.2 – The Board would like Denise to ask Rick Leavitt to determine if solar projects should be authorized near Resource Protection Zones and if MDEP has any restrictions for Solar Projects for Resource Protection Zones. Scott added that it may be the Boards responsibility to add something after they get MDEP’s opinion that Solar Projects are not allowed in the Resource Protection Zone.

4. Section 104.3 change SES to A-SES

5. Section 105.6 add “Section 607 of” before “the Eddington Zoning Ordinance.”

6. Page 11, After 107.4.1.2 change “107.24.2” to “107.4.2”

7. Page 12, 107.10.1 – after “shall be performed” add “by the CEO” and add “pollinator friendly” in front of “reseeding”.

The Board is waiting for the answers to the questions from Rick Leavitt before they send the Ordinance to the attorney for review.

Heather G questioned Section 105.9 Roads because it does not address damage caused during the building process of the solar project. This is addressed as part of the permit application process in Section 107.4 Plan and Risk Assessment for Road and Property Use.

Each of the Board members should read the proposed Solar Energy Ordinance from front to back for the next meeting.

Scott N will review the definitions for the next meeting.

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

**DATE OF NEXT MEETING:** The next meeting will be a workshop on Thursday, July 7, 2022.

**PUBLIC ACCESS:**

**ADJOURNMENT:** Motion to adjourn at 7:17 pm. **By Heather G/Susan DS 2<sup>nd</sup>. Vote 5-0**

Respectfully Submitted,

Denise M. Knowles