



PLANNING BOARD MINUTES JULY 22, 2021

Christopher Huston- Regular 2022
Curtis Lunt- Regular 2022
Patrick Maloy - Associate 2024
William Kuhl - Regular 2023
Lisa Ward - Regular 2024
Shaun Carr - Regular 2024
Dan Leeman - Associate 2022

- 1. CALL TO ORDER:** The Chairman, Mr. Kuhl called the meeting to order at 7:00 PM.
- 2. ROLL CALL:** Regular members present were William Kuhl, Curtis Lunt, Shaun Carr and Lisa Ward. Alternate member Dan Leeman was present as well as Town Council representative Don Fellows and no audience members. Chris Huston and Pat Maloy were excused. Voting privileges were extended to Dan Leeman.

REVIEW OF MEETING RULES:

The Chairman explained the meeting rules are located on the back of each agenda.

- 3. WRITTEN COMMUNICATIONS:** Minutes of July 8, 2021

The meeting minutes of July 8, 2021 were distributed to all the members. The Chairman asked if there were corrections or additions.

Mr Lunt, seconded by Mrs. Ward moved to approve the Minutes of July 8, 2021.

VOTE (2021-56) Vote 5-0 Carried.

- 4. PUBLIC HEARING – None**
- 5. UNFINISHED BUSINESS- None**
- 6. NEW BUSINESS- None**
- 7. OTHER BUSINESS –Proposed Changes to Ground Mounted Solar Energy Systems Ordinance**

The Chairman passed around copies of the questions from Councilor Fellows and Councilor Ganong. The Vice-Chairman passed around examples of other Lot Coverage Definitions from five different towns.

Councilor Fellows stated his concerns for Section 4. Definitions, where the language states “the total airspace projected over the ground that is greater than 20,000 square feet; and (c) that is not directly connected to a residential structure. Mr. Lunt suggested section (c) be taken out since it is not necessary and just causes confusion.

Councilor Fellows stated his confusion as well for Section 5. Dimensional Requirements - part C., lot coverage definitions and suggested eliminating it. Mr. Lunt stated that the definition referring to Airspace talks about the panels and not the structure. The Airspace means the size of the panels. He stated the Lot coverage definition refers to the mounting post.

Mrs. Ward clarified that they were talking about two different issues which are 1. To make sure that the land stays as pristine as possible and 2. To limit the amount of visual coverage of the panels.

Councilor Fellows stated he would propose an Amendment to Section 4. Definitions and Section 5. Dimensional Requirements, part C. Lot Coverage to the Town Council with no objections from the Planning Board.

The Chair read an email from Shelley Norton, Land use Planner for AVCOG (Androscoggin Valley Council of Governments) regarding changes to Solar Requirements as follows:

Maine has a new law regulating ground-mounted solar projects that are 3 or more acres in size. Any ground-mounted solar project starting construction on or after October 1, 2021 or changing ownership on or after October 1, 2021 and that is 3 or more acres in size must file with MDEP (Maine Department of Environmental Protection) a decommissioning

plan and have said plan approved prior to the start of construction. Please notify projects you may have approved or future projects that come to your boards. You may also want to adjust your ordinances to reference this requirement.

Mr. Lunt suggested instead of changing the Ordinance to reflect the State requirement changes, maybe they could make it as a condition to require future Ground Mounted Solar Projects show proof of submitting the required State and MDEP decommissioning paperwork. There were no objections.

8. CODE ENFORCEMENT OFFICER - None

9. ADJOURN— Mr. Carr, seconded by Mrs. Ward moved to adjourn at 7:25 p.m.

VOTE: (2021-57) Vote 5-0 Carried.

Respectfully Submitted:

Lisa B. Smith

Date Approved: August 12, 2021