

## Planning Board Minutes

Date: July 18, 2024

Meeting Convened: 4:07 pm

### In attendance:

Michael Wallace - Board Chair

Jonathan Cote

Avern Danforth

Jon Crawford

### Alternate members:

Evan Campbell

Maghann Runyon - Board Secretary

### Also in Attendance:

Tom Malcolm - COE

Members of the Public: 2

Opening Statements: Welcome to board and members of the public.

### Old Business:

- Per Tom Malcolm (COE) day care facility under review from the June 20th meeting has been fully approved by the state.
- Penquis has responded to emails, more to come on pending projects.
- Motion to approve meeting minutes from June 20, 2024
  - Jonathan Cote - motioned
  - Jon Crawford - 2nd
  - Approved 5-0-1
    - Tom Malcolm abstained, acting as COE in meeting.

### New Business:

#### Solar Panel Ordinance:

#### Board Comments and Concerns:

- Break up ordinance to reflect residential and commercial differences, opportunity to best do so when reviewing and adding solar panel ordinances to zoning codes.
- Concerns over the different types, clarifying verbiage requested, breakdown of types and sizes.
  - Size is dependent upon the mega watts panels provide.

- Building plans will be required when being mounted to structure roofs, proof of stability and capability to manage the weight.
- All plans must be submitted to the office of the CEO.
- Fee to be collected for additional work on town employees. Fee not decided upon.
- Currently, solar companies have been cooperative.
- Planning needed for addressing when home owners build their own systems, plans must be submitted under current zoning as alterations to the home. This is expected to continue and be included within the new ordinance.
- Fire chief to be included with communications on electrical site plans. Specifically, for Section 7 of Solar Ordinance, site access for crews, and emergency vehicles.
- Off grid battery storage.
- Maintenance changes (including landscaping and proper care of all assets of the grid) to be addressed in ordinance.
- Site plan approval needed for self-battery storage.
- Hazmat training on batteries coming soon.
- Solar panel grid shall not exceed 20% of the lot area. This is a state recommendation.
- Site plan review required if more than 20% needed.
- Wetlands to be added to the prohibited areas.
- Signage and fencing height requirements.
- Addition of FAA references.
- Small scale ground set-ups to be 50 feet or greater from the road.
- Zoning to be decided for all current zones.

Motion to amend Solar Ordinance and review once changes are completed.

Jonathan Crawford - Motion

Evan Campbell - 2nd

Approved 6-0-1

(Tom Malcolm abstained)

Motion to adjourn

Evan Campbell - Motion

Jonathan Crawford - 2nd

Meeting Ended 5:16 pm