

# **Baldwin Planning Board**

## **Meeting Minutes 1/23/2020**

### **I. Call to Order**

Strock called the meeting to order at 7pm

### **II. Roll Call**

Jo Pierce, Nichol Ernst, David Strock, Matt Sanborn, Selectmen Dwight Warren and Gerry Brown, CEO Wes Sunderland

### **III. Reading of the Minutes From Last Meeting**

Strock made a motion to approve minutes from the last meeting as presented by email. Pierce seconded, approved unanimously.

### **IV. Open Business**

- A. SunRaise Investments, LLC has submitted a conditional use permit. Presentation by Shawn Frank from Sebago Technics and Patrick Jackson from SunRaise presented the basic plan for the solar project on map 11 lot 74. Shawn discussed his work with the DEP around the site location, as that is required once a piece of property has a site plan (which the old Maietta put was required to have). Approximately 18-acre project. Discussed the 7ft high fence raised 6 inches off the ground for small animal migration. Discussed storm water management not being a big issue due to the pit being self-draining, and the original design of the put was to have five feet of gravel above the ground water line, or draining in the ground only and the solar panels do not add significant impervious area. Discussed noise being similar to an air-conditioner. Foresee minimal regrading necessary. Addition of a transformer and three poles. Discussed how tie into the existing grid and the safety taken to ensure does not negatively impact any current users of the power grid. This project would be in the “community solar” track. Discussion ensued regarding modeling energy production with snow, Maine winters etc. Discussed ordinance of 60-foot right of way to build a house. Discussed setback from water based on Shoreland zoning. Discussed the DEP requiring a decommissioning bond. Question was asked of the Selectmen regarding the Phase 1 aspect of the Maietta pit being sold to this company and wondering if it would impact the agreement with Maietta that exist currently with the town. Sunderland stated that Phase 1 was closed out a couple of years ago. Strock stated that the planning board will need an answer eventually from the selectmen that this project proceeding does not negatively impact the towns relationship with Maietta. Selectmen Brown stated that they would talk with the town lawyer and work to achieve an answer to the question the planning board is asking.

Discussed glare and how there is very little. Discussed if the town receives any financial benefit to this solar array being in town. Jackson stated that there is a formula around how the valuation and taxation will occur but the exact formula has not yet been developed. Discussed having some information for the public hearing regarding financial benefits to the town. Discussed the life of the components and panels being 35-50 years. Also discussed the “rush” to get a certain amount of money from the State and what happens if SunRaise is not fast enough etc. Johnson stated that the plan is to begin construction next fall, but the date the permit is received from the town helps sort projects when the permitting process starts. Discussed public hearing and site walk. Discussed 9am on the 8<sup>th</sup> of February and a public hearing on February 13<sup>th</sup>. If postponed due to weather notice will be put on the town website. Also discussed having the current landowner come to the public hearing.

- B. Pierce recused himself and Gerry Brown discussed that some changes are occurring to the campground re: changing some sites to glamping sites to minimize RV traffic. Same footprint, same layout and less sites. The question was asked if the application can be altered or needs to be resubmitted. Brown also discussed wanting to do phases. Strock felt the board could not answer exactly how to move forward in regards to the pieces of paper that we carry around, but that Brown should submit his amendments and eventually provide a clean copy with the date it was submitted on each page. Strock stated that whatever the State says needs to happen from 113 to the site on Senator Black and Marston’s pond Rd is going to impact the plan and could it change the plan again. Pierce stated that at 200 campsites the traffic volume may not require a DOT permit. Pierce recommended that the selectmen hire an expert in campsite design to help the planning board. Discussed continuing the public hearing for this project on the 27<sup>th</sup> of February contingent upon everything being submitted on the 13<sup>th</sup>.

### **C. New Business**

- A. Discussed Sue Olafsen’s resignation from the board due to purchasing family property in Sandwich, NH and making the move to make New Hampshire her primary residence. Discussed how to fill her seat. Pierce recommended a few names: Cassie Dove and Tracey Ramirez. Warren stated that it would be most fair if the town noticed it in the shoppers’ guide.
- B. Pierce stated the Ben Thompson who was an assessor for Cumberland County would like to have a relationship with the planning board, and currently he knows Pierce. Pierce stated that Thompson would like to come some night to talk to the planning board about why he would like to have more of a relationship with the planning board due to the recent re-assessment and things they have found etc. Discussed putting him on the next agenda.

### **D. Adjournment**

Pierce made a motion to adjourn at 8:50pm. Strock seconded, voted unanimously.

Submitted by: Nichol Ernst