

MEETING MINUTES OF THE
TOWN OF BALDWIN PLANNING BOARD
May 27, 2021

Planning Board Members Present: Matt Fricker, Tracy Grisez, Jo Pierce, David Strock, Matt Sanborn, and Don Sharp

7:05 – Meeting called to order

Minutes from 5/14/21 meeting.

Mr. Pierce moved to accept minutes as distributed by the Secretary. Ms. Grisez seconded. The Motion passed unanimously.

Presentation by Walden Renewables. Speakers included Paul Williamson, Greg Dickson (on speaker phone), and Katelin Nickerson (project across Route 113 from the Community Building and Cemetery)

Walden Renewables presented a PowerPoint describing their organization and the proposed project called Baldwin 6, which is a 4.95-megawatt solar project. The applicant noted that it was under the 5-megawatt standard for the net energy billing standards.

Ms. Nickerson said that most of the assessment of the site was complete, but they were doing a Small Whorled Pegonia study later this year.

Given the project's size, the applicant noted that they would not need a federal permit and only need a Main site law permit.

The applicant stated that the project would increase the tax base for the town. While these types of projects currently are tax exempt, the Maine Governor's office is trying to undo that status. The applicant pledged to pay a minimum of \$2,000 per megawatt even if the project continues to be tax exempt under Maine law. The applicant also stated that the tax value of the project would increase 2% because they pledge not to depreciate the project.

In response to a question about decommissioning, the applicant stated that it works with Maine to ensure that it has a fully funded decommissioning plan, which is supposed to be updated every 5 years.

The applicant discussed a community benefit payment, which would be the balance of the \$2,000 in proposed taxes. They said they often use a Pilot Agreement with the town.

The Board and the applicant discussed the exact building envelope and the need to define the actual location of the project on the property.

There were questions about the Deacon Road and its condition. The applicant stated that they expected to improve the Deacon Road in the area that they were going to use.

There were questions about the Town Farm Road, which the project appears to be over. The applicant stated that they thought the Road was no longer used. Members of the public and Board suggested that the Road was still a town road. The applicant agreed to investigate this issue further with the Selectmen.

Sebago Road Solar Project (Project near CarlBurnell Road/Route 11 intersection)

The applicant was represented by Andrew Keller and Adrienne Fine. The applicant stated that they are developers who sell off the project after development.

The applicant provided basic information regarding the project. One of the key issues, the access road, was still being determined. The overall project is about 20 acres, so they would not need a site law permit. The expected output is about 4.5 megawatts.

The Board noted that the applicant needs to be careful about the size of the right of way, which needed to be 60 feet wide.

Discussion of Changes to Subdivision Ordinance

Mr. Flint informed the Board that the State of Maine had new definitions and had changed certain areas. The Town was required to adopt these changes. He and Mr. Pierce went through the state code and noted all the changes that needed to be made in our Ordinance. Since the Board had not brought copies of the proposed changes, the Board agreed to review the changes at the next meeting.

CEO Report to the Planning Board

The CEO notes that the individuals working on the water tower had big plans, but not a lot of financial resources to support the project.

The CEO noted that he had been investigating 79 Pigeon Brook Road. It is M Davis's land but there seemed to be other people living on the property. He is working with them to ensure compliance with the Land Use Ordinance.

The CEO said that there was an issue with the setbacks on Lot 1 of the Sand Pond Subdivision. The 100-foot setback from water was discussed with the landowner.

The Board had a general discussion of the Deacon Road

The discussion related to the status of the road. Mr. Pierce suggested that from Route 113 to the intersection of the Town Farm Road, the Deacon Road was a town road. However, beyond Town Farm Road its status was in question. Mr. Pierce stated that there was no indication of the road or a right of way in the property deeds. He thought

that the town had abandoned any claim to that portion of the Deacon Road in the 1920's.
Mr. Flint noted that the markers went up in the 1870's.

The Board unanimously voted to end the meeting at approximately 9:05 p.m.