

MEETING MINUTES OF THE TOWN OF BALDWIN PLANNING BOARD
April 22, 2021 (via Zoom)

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

A public hearing on Longroad Energy's CUP started at 7:00 p.m.

Longroad Energy participants: Rick Lundborn, Aidan Foley, William O'Connor, Chad Allen, Brooke Barnes, Dick Jarrett

Mr. Lundborn presented a power point which ended at 7:24 p.m.

Questions/Concerns of public –

Dick Jarrett – Francis Small Heritage Trust – noted that Longroad Energy had responded to the Trust's concern by changing the fencing structure.

Chair Fricker – thought that it was a thoughtful approach to the issue.

The public hearing was closed at 7:33 p.m.

The Planning Board meeting –

Chair Fricker introduces Don Sharp, a new planning board member. Chair Fricker introduces again Tracy Grisez, a relatively new planning board member.

Jo Pierce moved to accept the April 8, 2021 Minutes, to which David Strock seconded. The Motion pass unanimously.

Consideration of Shoreland Zoning Ordinance. Chair Fricker asked CEO Wes Sunderland to present the issue. The CEO expressed his opinion that the Maine DEP had not yet accepted the changes to the SZO approved at the special town meeting. He questioned whether the Longroad Energy's CUP was valid. David Strock challenged the CEO's comment and stated that there was no basis to **delay** the CUP because the Town approved the changes and the CEO's job is to enforce the Town's rules. Mr. Strock stated that the CEO's comments felt retaliatory because the Longroad project is on Mr. Pierce's property. The changes were in the process of being submitted to the MDEP for approval. Chair Fricker stated that he previously talked to the CEO and he had suggested he would issue the individual permits to Longroad. The representatives from Longroad asked that the Board vote again on the CUP once the MDEP accepts the SZO to avoid any future problems. Mr. Strock agreed that the Board should vote again.

Consideration of Glenvale's CUP. Chair Fricker opened a discussion of the Glenvale CUP. Mr. Foley provided an introductory statement which identified the general site selection process, and CMP would buy the power generated. Mr. Strock asked about the wetlands on the property and the relationship between the different regulatory bodies. Mr. Lundborn referenced Page 100 of the original submission, and explained the color scheme on the document; showing the set backs from the teal color. He stated that the larger wetland area was located in Hiram, so it would be outside of Baldwin's consideration.

Mr. O'Connor stated that the project was located in primarily forested wetlands and the wetlands in those areas appear to have been created by skidder ruts. In the areas of significant wetlands, there was a 75 foot no soil disturbance requirement without a permit. Chair Fricker asked about fees and the applicant confirmed that the MDEP has impact fees, but there were not significant fees for this project.

Mr. Pierce commented that Baldwin has the so-called Gordon Milliken rule, that requires a 40-foot set back from a property line for a road. He thought this project would be okay.

Mr. Sharp asked about the ground cover under the solar installation. Mr. Lundborn stated that it was going to be reseeded. Mr. Sharp asked about gravel, which Mr. Lundborn stated that it would only be used for the road. Mr. Foley stated that the project would be hydroseeded, which would be mowed twice a year. During construction they would use vegetation/mats to travel over site. Mr. Sharp asked about roads and a six-foot buildup and erosion. Mr. Lundborn stated that there was a stormwater plan.

Mr. Foley stated that they are moving the road away from the pond.

Mr. Foley said that as part of the construction budget, they would reserve money to submit to community projects in both Hiram and Baldwin, which amounted to \$20K – 25K during construction and \$1K -2 when the project is going. Mr. Foley stated that it would be great if they were natural resource-based projects.

Ms. Grisez stated that she would like to hear a little more about ground water issues and noise issues. Mr. Lundborn stated that the equipment on site was the equivalent of a refrigerator in terms of sound. The applicant discussed recycling, by stating a few of the vendors do have recycling programs, if not the part of those program, then they would go to landfill. The applicant stated that one would need to work hard to have anything beyond trace leaving the panels.

Mr. Pierce asked whether there is any plan on how to manage the western portion of the property. The applicant stated it did not incorporate that the forest within lease rights. Project does not address the area outside the leasehold. Mr. Pierce stated that he wanted to be clear that the applicant made an assumption that the trees will be there.

Mr. Foley stated that he doesn't believe the landowner has any intention of clear cutting the areas, but that was outside their rights.

Mr. Foley stated that real time monitoring was customary for the industry. He also stated that they have not selected the type of panels, so were not sure whether the panels that they selected would have environmental restrictions.

The Board decided to end the consideration from Glenvale and pick up the matter at the next meeting.

The Board voted to return to in person during the next meeting.

The Board voted to end the meeting at 9:18 p.m.

DAS