

**Baldwin Planning Board
Meeting Minutes 1/14/2021**

I. Call to Order

Strock called the meeting to order via zoom at 7pm

II. Roll Call

Jo Pierce, Nichol Ernst, David Strock, Bob Flint, Matt Fricker, Selectmen Dwight Warren, CEO West Sunderland

III. Reading of the Minutes From Last Meeting

Minutes approved as submitted by Bob Flint.

IV. Open Business

1. Longroad Energy - post-site walk recap and status discussion—They presented their request for changing the Shoreland Zoning map at the last meeting. Special town meeting allowed for a qualified expert to provide new maps based upon more detail on the ground. Information to request a change to the Shoreland zoning as done by Boyle and Associates. Brooke Barnes for Stantec consulting presented maps of proposed wetlands after work by Boyle consulting. Request that town adopt this as new map for map 6 lot 1 and map 6 lot 34. Strock endorsed accepting this as our first expert based modification to the Shoreland zoning ordinance. He pointed out that DEP will also have to approve the project. Motion to approve the modified map as presented with the caveat that Mr. Knapp resubmit the map with his name and date on it by Fricker. Flint seconded the motion. Passed unanimously with Pierce recusing. Next step is to schedule a public hearing. Discussed February 11th. Fricker suggested that a summary of the project on the town website could be helpful for people. Barnes stated that he could put together a presentation that could be provided to the town before the meeting. Also discussion of modified proposal to adapt the southwest corner. Barnes stated these modifications would be presented to the board next week.

2. Glenvale Solar project - initial discussion/project presentation. Rick Lundborn Engineer with Fuss and O'Neill and several others from the project on the call. Lundborn gave a powerpoint presentation of the basics of the project. Located behind Ingalls Pond, mostly in Baldwin and partly in Hiram. Public hearing already conducted as required by the DEP. Fricker asked about the Francis Small Heritage Trust tried to give Ingalls Pond to town of Baldwin and the town refused the offer. Fricker was wondering if Francis Small Heritage trust has been engaged re: the project. Foley said that they have not heard from them, but if they own that property they would have been notified in the abutter process for public hearing with the DEP. Fricker suggested they get out in front with this Trust

before a public hearing in Baldwin. Fricker asked about converting wetland from forested to scrub wetland and in the December 4th 2020 letter to the CEO they discussed building solar panels over wetland. Fricker asked for clarification. Lundborn discussed how putting panels over wetlands works and is allowed by the state. Flint asked about an overlay of Baldwin's shoreland zoning map over the project. Strock asked about changing forested wetland, which the town does not cover, and changing them into scrub wetland, which is covered by our ordinance. Strock wondered if the conversion of wetland might be making more of the project come in conflict with town ordinance. Discussion ensued regarding shoreland and wetland. Strock clarified that the board has to decide about whether or not any shoreland as defined by the town ordinance exists in this project. Flint asked about the whorled-pagonia---none were found and it was stated that it is not their habitat. Ernst asked what happens after the 30 year life of the project Most likely it would be replaced with new panels and inverter. Pierce asked for a clear delineation on the map between the project and the edge of the project. Pierce asked for some better delineation on the map. Strock asked for confirmation that none of the area being leased is currently being used as part of the quarry or whatever operation that Estes has. Lundborn stated that is correct. Strock stated that we will have to look at what parcel is designated in the quarry CUP. Strock asked about excavation and removal or addition of materials. Lundborn stated that the plan is to do very little. Most of the grading is for the road and trying to balance the cuts and fills and keep it all on site---very little addition or removal of material. Discussion of batteries and possible risk of an errant gunshot. Discussed a maximum of 5 battery storage sites. Strock asked for someone to speak about tax incentive financing and how necessary is it to the project? Discussion ensued. Foley felt confident that discussion of the project could continue. Strock also asked if the project would eventually be sold or not. Fricker stated that the owner of the property has to sign and submit the CUP. Strock stated that a lease holder can sign for a CUP. Discussed Longview partners have reviewed the wetlands and board asked for someone from that group to walk the board through the environmental aspects of the project to help the board fully understand. Discussed of site walk ensued. Discussed pulling info out of the submission to the State and sending it to the Board---the lease, the overlay with the Shoreland zoning. Also asked that powerpoint be forwarded. Foley asked if we could pencil in a date for the site walk so they could do this in coordination with Hiram. Soonest date would be February 13th. Ernst brought up possibly not coordinating with with Hiram due to COVID. Applicant asked if we could schedule a snow day as part of the notice. Sunderland asked about solar arrays over vernal pools. Lundborn stated that the vernal pool and the egg count is not enough to make them significant vernal pools that need to be avoided. Described as "skidder ruts that hold water". Some discussion about coordinating with Hiram, but the board did not feel that made sense given the majority of the project as in Baldwin.

3. Glenvale Solar project - 1/28/21 Hiram meeting---an in person meeting. Strock asked if a member of the board could attend.
4. Van Hertel subdivisions - Some discussion that the only issue remaining is the power lines and the installation of the power lines as the developers responsibility. Asked for a letter (draft attached) and discussion. A plan with CMP has been submitted. Bill Thompson was present and Strock asked if the letter is still being asked for to be mailed

or emailed to Thompson. Board agreed for Strock to send letter on behalf of the board. Discussed submission of final plan to the board for consideration.

5. Van Hertel subdivisions - response to inquiries from Road Commissioner, SAD 55 and Fire Chief. SAD and road commissioner had no comment, Fire Chief asked if it made sense to have a cistern on the property because there is not a water source nearby---fire chief said he would not require it but something for the board to consider.
6. Agreed the next meeting will be by Zoom.
7. Pierce brought up that Sunderland asked selectmen at last selectmen's meeting if they can throw away things in file cabinets, Pierce brought up a concern and what is to throw away and what is not. Flint stated that he threw out all duplicates and also brought up records law. Agreed not to throw anything away for now and also not forget about this discussion.

8. Adjournment

Meeting adjourned at 9:45pm.

Submitted by: Nichol Ernst