

## Baldwin Planning Board

Meeting Minutes 25 Feb 2021

Roll Call: Planning Board Members: Chairman David Strock, Jo Pierce, Bob Flint, Matt Fricker  
Board of Selectmen: Dwight Warren  
CEO: Wes Sunderland  
Others: Dave Kane of Longroad Development – Solar Farm  
Brooke Barns of Stantec – Solar Farm  
Glenvale Solar Project Rep.

### Agenda:

1. Review of the 11 Feb 2021 Minutes
2. Consideration of Longroad Development 's application.
3. Schedule Site Walk for Glenvale Solar Project
4. Entertain motion to adjourn

The Chairman called the meeting to order at 7:06 PM.

1. The minutes of the 11 Feb 2021 meeting were approved as written. Jo Pierce then recused himself from consideration of the Longroad Development project.
2. The meeting started with final consideration of the Longroad Development CUP application by listing a number of documents that had been presented to the board during the last several months. These documents were in addition to the CUP documents. The Chairman prepared a list of these documents to be included as part of the CUP with the requirement that the project would notify the board of any material changes to information presented therein.
3. The board then proceeded to discuss the standard and special conditions to be added to the CUP. These included but were not limited to quarterly inspections of the solar panels to report breakage and possible contamination of the project area from broken panels. The board also discussed but decided against requiring the project post warning signs at the project perimeter given that the project will be fenced and that the project is only leasing the area within the fence. The board concluded that the CUP would only apply to the area leased by the project and not to the entirety of the two impacted lots. These conditions and other standard conditions were reviewed for inclusion in the CUP. The board also decided that the project was sufficiently isolated from River Road and Route 113 that a visual vegetative buffer would not be needed. It was also agreed that the CUP would expire upon the decommissioning of the solar farm, when and if that took place. The Chairman prepared the CUP

conditions for review during the meeting and they were agreed to by the project. It was then moved, seconded, and voted 3 to 0 to approve the CUP for the Longroad Development's Baldwin Solar Project located between River Road and Route 113 on Map 6 lots 1 and 34. The Chairman committed to producing the final document. A copy of that document will be attached when completed.

4. The board scheduled a weather permitting site walk for the Glenvale Solar project for 14 Mar 2021 at 1:00 PM with a make-up date of 21 Mar 2021 at 1:00 PM. A notice of the site walk would be posted in the Shopping Guide.
5. It was voted to adjourn at approximately 9:14 PM.

Submitted by: Bob Flint