

Town of Baldwin Planning Board
Meeting Minutes

Planning Board members in attendance: Matt Fricker, Josiah Pierce, Matt Sandborn, David Strock and Don Sharp

Matt Fricker opened the meeting at 7:00p.

Mr. Fricker noted that the Board would have to review the minutes from the last meeting next time.

First issue on agenda – Sebago Road Solar, LLC.

Andrew Keller and Larry Bastin (Terradyn Consultants) appeared for the applicant.

Mr. Fricker noted that the Board had previously discussed the project with the applicant and the major issue was the location of the access road.

Mr. Keller provided an update on the project. Due to changes at the state level, including a moratorium on solar projects and other facts, the applicant decided to reduce the project size to 2 megawatts. The initial CMP study had been complete, but there was a second level review still in progress.

The applicant provided a new submission dated 9/26/21 which described the new proposal. Mr. Keller informed the Board that the applicant had created a website with useful information about the project, which can be accessed at nhsolargarden.com/baldwincommunitysolar Mr Keller stated the website has FAQs and links to state information, such as the new de-commissioning statute in Maine that started on 10/18/21.

Mr. Fricker said that it would be helpful to have more information in a PowerPoint from the applicant, which included information about the benefit to the community, tax revenues, etc. Mr. Fricker said that he would give the applicant one of the submissions from a prior solar farm applicant so they could see what had been done before.

Mr. Bastin gave a verbal presentation about the project, some highlights are below:

Maximum 10% grade on the access road, which is located on the applicant's property.

Mr. Sharp asked for a topo of the location where the panels will be placed. There was a general discussion of run off, erosion control, and flow rates.

A Board member asked whether the applicant would need to improve CarlBurnell road. The applicant responded that they did not know, but did not expect to do so.

Mr. Strock asked about the difference between the two entities identified in the documents. The applicant stated that SOW Solar, Inc. is the landowner and the property is leased by Sebago Road Solar, LLC. Kevin Hill is the person who is in control of SOW Solar, Inc.

Mr. Fricker asked where the interconnect with CMP would be located. Mr. Keller stated that the 3-phase line is on Route 11, but they expected CMP to bring the interconnect to the edge of the applicant's property and CarlBurnell Road.

Mr. Fricker asked about state permits. The applicant stated that they are submitting a wetland, resource protection permit in the next few weeks. Since the property was less than 20 acres a site plan is not required.

Mr. Strock asked about traffic during the construction phase, specifically about how the trucks would be positioned. Mr. Keller did not know. Several other Board members stated that they wanted to see a landing so the trucks did not block traffic. Mr. Pierce and Mr. Sharp also suggested a landing at the top area because they were going to have to move equipment up the steep road. Mr. Keller said that they were concerned about the 20-acre limitation.

Mr. Sandborn asked if the property was till in tree growth. Mr. Pierce was pretty sure it had been taken out, but the Selectmen said they would confirm.

The applicant agreed to submit additional information at or before the next meeting and Mr. Fricker stated that the Board would try to schedule a site walk shortly thereafter, assuming the information was complete.

The CEO, Mr. Sunderland, provided the applicant a Construction Permit (a form) and told them that the fee for permit is based on the cost of project. Mr. Keller said he was not the cost, but it was normally about \$1.25 per watt, so it would be about \$2.4 million estimate with approximately 5400 panels on the site.

Mr. Fricker said that the application seemed incomplete; compared with other applications. A lot of the standard stuff is not here, such as DEP submissions. Mr. Keller said they could provide that information. Mr. Sharp reminded them that he wanted the topo information.

Mr. Fricker asked about the FAQs and whether they were general or specific to this project? Mr. Keller said they were general.

Mr. Fricker provided the applicant information about the Ham Radio operators in Baldwin and how we have handled that issue in the past.

Mr. Pierce said that we should have information on the view shed. Mr. Strock suggested that the view from the major roads and property lines would be sufficient.

Mr. Fricker said that he read an article about Augusta and they used a condition that stated something to the effect, no harmful chemicals would be used during the construction and maintenance of the site. He thought this would be a good idea for our Town. The applicant agreed that they would not use harmful chemicals.

Second Item – Update from CEO

Mr. Sunderland said that an attorney had inquired about the McDonald property across from the town. Mr. Sunderland wanted to confirm that it was part of a subdivision. Mr. Fricker said yes.

Third Item: Administrative Issues:

Mr. Fricker spoke with Lee Jay Feldman about helping with the comprehensive plan, revisions/updates to subdivision ordinance, recreational marijuana, small homes/alternative dwelling units, and possibly an ordinance for solar farms.

Mr. Fricker suggested that Mr. Feldman attend the 11/9 working session meeting with the Selectmen and the Planning Board.

The Board unanimously agreed to adjourn at 8:28p