



Norridgewock Planning Board
Meeting Minutes
April 14, 2022
6:00 PM
Conference Room, Norridgewock Town Office

APPROVED
05/12/2022

MEMBERS PRESENT

John Ames, Chair
Mike Shute, Vice Chair
Charlotte Curtis, Secretary
Matt Keister
Margaret O'Connell (via Zoom)

STAFF PRESENT

Richard LaBelle, Town Manager
David Savage, Code Enforcement Officer

Also present for all or parts of the meeting was Ruth Thom (via Zoom).

1. Call to Order

Town Clerk LaBelle called the meeting to order at 6:00 PM.

2. Election of Officers

Town Clerk LaBelle opened nominations for Chairperson. Ms. Curtis nominated John Ames; Mr. Shute seconded. No other nominations were made. John Ames **ELECTED CHAIR**, 5-0 (Ames, Curtis, Keister, O'Connell, Shute in favor; none opposed).

Mr. Ames called for nominations for Vice Chairperson. Mr. Ames nominated Mike Shute; Ms. Curtis seconded. Mike Shute **ELECTED VICE CHAIR**, 5-0 (Ames, Curtis, Keister, O'Connell, Shute in favor; none opposed).

Mr. Ames called for nominations for Secretary. Mr. Ames nominated Charlotte Curtis; Mr. Shute seconded. Charlotte Curtis **ELECTED SECRETARY**, 5-0 (Ames, Curtis, Keister, O'Connell, Shute in favor; none opposed).

3. New Business

Review of Commercial Solar Energy Facility Regulations, Consideration of Ordinance to Regulate Commercial Solar Energy Facilities

The Board was given copies of Ordinances from other towns. The Board decided to use the Readfield Ordinance. Ms. Curtis made a **MOTION** to use the "Purpose" section of the Ordinance; Ms. O'Connell seconded. **MOTION PASSED**, 5-0 (Ames, Curtis, Keister, O'Connell, Shute in favor; none opposed).

There was a discussion regarding whether proposed solar regulation should be in a stand-alone ordinance or incorporated into the Town's existing Site Plan Review Ordinance. Mr. LaBelle stated that he would seek legal counsel for a recommendation on how to streamline any proposed regulation.

Ms. O'Connell made a MOTION to regulate all commercial and community solar applications regardless of size; Keister seconded. MOTION PASSED, 5-0 (Ames, Curtis, Keister, O'Connell, Shute in favor; none opposed).

In Section 4; Definitions-Solar Energy System, Roof-Mounted delete "may be of any size (small, medium, large scale".

Delete next three definitions: Solar Energy System, Large Scale; Solar Energy Systems, Medium Scale; Solar Energy Systems, Small Scale.

Section 5. Application and Permit Fee-Ask for input from other towns.

Section 6. Specific Application Requirements: Delete the first paragraph. Accept Items 1 through 12. Item 13 was tabled to check into the State ordinance pertaining to decommissioning solar energy systems.

Section 7: Standard for Approval. Delete "Large and Medium Scaled".

Item 1: Tabled for review. Accept Items 2 and 3 with the exception of the name of the county in Item 3-change to "Somerset", Item 4 tabled for review. Accept Items 5 and 6 with the addition of "and residential" after "Off-grid" in the final sentence. Tabled for review are Items 7,9,10. Accept Items 8,11,14,16,17,18,20. Delete Items 13 and 19. Add to Item 15 "Training for the Fire Department and other emergency agencies shall be provided by the owner".

Delete the entire section titled "Small Scaled Ground Mounted Solar Energy Systems".

In "Roof Mounted Solar Energy Systems" Delete Items 4 and 5.

Section 8 "Decommissioning and Removal" will be tabled for review.

Section 9: Modifications: Accept Items 1,2,4,5 and delete Item 3.

Sections 10, 11, 12 were not discussed.

Please see the attached copy of the "Town of Readfield-Solar Ordinance" to reference the above notes.

4. Discussion/Action on February 17, 2022 Public Hearing Minutes

Mr. Shute made a MOTION to accept the minutes of the February 17, 2022 public hearing; seconded by Ms. O'Connell. MOTION PASSED, 4-0-1 (Ames, Keister, O'Connell, Shute in favor; none opposed; Curtis abstained).

5. Other Business

Mr. Shute inquired about the Farrand property solar development on Upper Main Street and Winding Hill Road and whether or not a violation had taken place, with regards to on-site containment. The Code Enforcement Officer will follow up and update the Planning Board.

6. Adjournment

Ms. O'Connell made a MOTION to adjourn at 7:37; seconded by Mr. Keister. MOTION PASSED, 5-0 (Ames, Curtis, Keister, O'Connell, Shute in favor; none opposed).

The next regular meeting is scheduled for Thursday, May 12, 2022, at 6:00 PM.

Respectfully submitted,

Charlotte Curtis
Secretary