

EDGECOMB PLANNING BOARD
MINUTES, MARCH 4, 2021
6:30 P.M. VIA ZOOM

PUBLIC HEARING

Edgecomb Solar, LLC – Application for a proposed 4.95 MW (AC) Solar PV development, Route 1, Map U-1, Lot 13

Chair Barry Hathorne opened the public hearing at 6:37 p.m. Michael Atkinson said Edgecomb Solar will be the developer, owner and operator of the solar project, which will provide a 15% credit on participants' utility bills. Rob Burkowski said that although the property covers 55-acres, the work will take place on under 20 acres. Two separate array areas are planned. There will be two stream crossings which require DEP approval. Access to the parcel will be from Route 1, and a DOT permit for access is required. The road will follow the existing skid trails to limit disturbance and there will be pull-outs for passing two-way traffic. In coordination with the Edgecomb Fire Chief, the plans call for a maximum 15% grade on the road. A DEP stormwater by rule approval is expected soon as well as the U.S. Army Corps of Engineers approval.

Stream crossings for the road follow existing crossings on the skid roads and incorporate an open arch .

In response to questions from Rebecca Baumer, a neighboring property-owner, Burkowski said tree-clearing will be limited and construction is expected to take four to six months. Minimal work and maintenance will take place probably two or three times a year.

REGULAR MEETING

1. Call to Order

Chairman Barry Hathorne called the meeting to order at 6:58 p.m.

2. Roll Call

Present were Gretchen Burleigh-Johnson, Jack French, Rebecca Graham, Barry Hathorne, and Corey Mullins and alternates John Dunlap and Roman Petersen.

3. Approval of Minutes of February 18, 2021

Rebecca Graham moved to approve the minutes of February 18, 2021. Vote 5-0-0.

4. Edgecomb Solar, LLC – Application for a proposed 4.95 MW (AC) Solar PV development, Route 1, Map U-1, Lot 13

Discussion on the application centered on the decommissioning plan -- who would be responsible for the cost of decommissioning and whether a performance bond would be necessary. The cost of a performance bond was discussed and Michael Atkinson said he would provide cost estimates for decommissioning the installation which could be the basis for a performance bond. Although the Ordinance Review Committee is working on a solar ordinance, it will not be completed and approved by the voters in time for this application. Michael Atkinson said he would be happy to assist the ORC in formulating an ordinance.

In response to Barry Hathorne's questions, Rob Burkowski said underground cables would remain as is customary but he will verify, and the roads would not be used for anything other than working on the project itself. He added that leaving the cables in place will reduce disturbance to the land and the existence of the cables would be disclosed to any future owner. In response to Cory Mullins' question, Rob Burkowski said the 12% maximum grade and 12-foot width required in the ordinance were for roads, and the 10-foot driveway and 15% grade had been reviewed with the Fire Chief. The driveway will be used only two or three times per year.

Abutters had been notified as required, and there was no local opposition.

In response to Jack French's question, Michael Atkinson said they had hoped to receive approval for their application that evening but the approval could be conditional upon the receipt and approval of a decommissioning plan including bonding. Rebecca Graham moved to conditionally approve the application subject to the applicant working with the board on the decommissioning and bonding. Vote 5-0-0. The plan will be available at the town office for board members' signatures.

5. John Allen – Preliminary discussion on use of lot 0 Eddy Road, Map U-5 and U-6, Lots 4-02 and 2

John Allen intends to purchase 16 acres on Davis Island; however, the purchase is contingent upon receiving assurance from the Planning Board that his plans for the property meet with the town's zoning ordinances. He plans a 1000 sq. ft. single-family house, trails and several private campsites with the possibility of additional apartment space in the future. He said he is aware of the resource protection part of the property and hopes to keep the site as natural as possible. The board had no objection to his plans.

6. Other Business – none

7. Adjournment

Jack French moved to adjourn the meeting at 7:49 p.m. Vote 5-0-0.