



TOWN OF DAYTON, MAINE PLANNING BOARD

Meeting Minutes
Tuesday, August 18, 2020, 6:30 P.M.
Dayton Town Hall

CALL TO ORDER & DETERMINATION OF QUORUM

Members Present: Chair Shannon Belanger, Bruce Reynolds, Darren Adams, Justin Lord, John Boissonnault

Town Employees Present: CEO Jim Roberts

Visitors: Matt Parlon of BlueWave and Maria Firstenberg of TRC

Meeting was called to order at 6:30 PM.

APPOINTMENTS

None.

MINUTES

July 21, 2020

MOTION

John Boissonnault motioned to approve the minutes; Darren Adams seconded. All voted in favor.

PUBLIC HEARINGS

A public hearing will be scheduled for Tuesday, September 15th, 6:30 PM, at Dayton Town Hall to review the proposed solar energy ordinance.

MOTION

John Boissonnault motioned to hold a public hearing regarding the proposed solar energy ordinance on September 15th and Darren Adams seconded. All voted in favor.

DEVELOPMENT REVIEW & WORKSHOPS

SOLAR ENERGY ORDINANCE: The change to the most current draft (02-25-2020) states on page 2, Section VI. B.2 that "ground mounted solar energy systems shall not be located in the front yards in any zoning district unless they can be sited at least 50 feet from the property line(s)."

NEW BUSINESS

BLUEWAVE /FENDERSON FARM COMMERCIAL SCALE SOLAR PROJECT:

Matt Parlon of BlueWave and Maria Firstenberg of TRC presented a proposal for a commercial solar project on land owned by John and Linda Fenderson at 1018 South Street (Map 3 Lot 062.) BlueWave has been in talks with the Fendersons for a year and has also approached CMP. The proposed site is approximately 35 acres and is visible from Wadlin Road. The modules would avoid the wetlands in the northern section of the property and would not be near the stream that runs through the property. The site requires approximately five acres of tree-clearing, mostly around the edges, because of shading.

The proposed project consists of 18,000-19,000 single access tracker modules, which face south and tilt east in the morning and west in the afternoon. Panels measure 3.5 x 6.5 feet and are four feet off the ground when flat. When tilted, the lower edge is about two feet off the ground while the upper edge is seven feet high. The system is programmed to work out the optimum angles for sun and is checked remotely several times per minute. The rows of panels would be eight feet apart. There would be no storage on site and there is little glare

from the panels. Inverters and transformers would be centrally located on the site. Typically, they emit a small hum. Appropriate fencing would surround the project. Healthy meadow cover would be encouraged, and the field would be mowed twice a year.

Lifetime expectancy of the system is 20 years but typically a module's decommission or end-of-life is 35 years. BlueWave would set up a decommissioning bond with the town. There is the possibility of re-using the property after decommissioning, possibly for another solar project.

BlueWave would meet with the fire department to familiarize them with access to the electrical equipment. They are currently working with CMP to determine the interconnect at 1018 South St on the northeast side; to ensure there is three-phase power; and that a stream crossing is possible. BlueWave may have to add poles that would either go across the property or along Wadlin Road. If three-phase isn't available on South Street, BlueWave would work with CMP to build it. The interconnection service agreement would detail the upgrades.

The Fendersons' land would be leased to BlueWave, who would then sell the power to the grid in the form of credits. MaineHealth has reached an agreement with BlueWave to purchase the power. The lease with the Fendersons would be a standard 20-year lease with the option of three five-year extensions, which must be mutually agreed upon. If the landowners decide to sell the property, the first proposal by BlueWave would be to subdivide that portion of the property.

Because of the size of this project, it must go through an extended process with DEP regarding site review process and evaluation. TRC would do the site plan submission. Part of this would include appropriate vegetative screening.

Most of BlueWave's projects are in Massachusetts but they have been talking with other landowners in Maine. Their first Maine project is in Rockland and is expected to start construction this year. The Fenderson project likely would not be underway until the summer of 2021.

The Planning Board noted that this would require a conditional use permit, findings, review, and public hearings. This is in the Rural Fields zone, where solar projects would be allowed. Mr. Parlon and Ms. Firstenberg were advised to check back with the Planning Board after the November elections, as the proposed Solar Energy Ordinance may be a referendum question on the town ballot.

OTHER BUSINESS

FEE SCHEDULE: Shannon Belanger suggested that Board members review and discuss how to calculate an appropriate fee for Planning Board activities. This may be an agenda item for the next meeting.

ADJOURN

MOTION

Darren Adams motioned to adjourn the meeting and John Boissonnault seconded. All voted in favor.

Meeting adjourned at 7:00 PM. Next meeting will be Tuesday, September 15th, 6:30 PM in conjunction with the public hearing.

Shannon Belanger, Chairman

Date: _____

Valerie Cole, Acting Secretary

Date: _____

COPIES TO: Jim Roberts, Code Enforcement Officer; Selectmen; and Tax Assessor

THESE MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE PARAPHRASED FOR CLARITY.