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Debby Willis, Chairperson
Angelia Christopher, Administrative Assistant

ORDINANCE REVIEW COMMITTEE AGENDA

**Monday May 17, 2021 @ 5:00 PM
VIA Virtual Conferencing**

**In accordance with An Act To Implement Provisions Necessary to the Health, Welfare and Safety of the Citizens of Maine in Response to the COVID-19 Public Health Emergency, as enacted to read: Sec. G-1 1 MRSA §403-A Public proceedings through remote access during declaration of state of emergency due to COVID-19*

- 1.) **Call the meeting to order-**Chair Willis called the meeting to order at 6:02pm
- 2.) **Roll Call-**Clare Marron, Lester Young, Rusty Greenleaf, Kris McNeill, Debby Willis, Louis Sigel, Mark Eyerman, Mayor Pat Hart, Tracey Desjardins, Angelia Christopher.
- 3.) **Review of April 26, 2021 meeting notes-** Chair Willis asks for corrections. Rusty Greenleaf points out that there should be one correction of the last line of the first page. It should read- 'development proposal to provide written.' Chair Willis asks for a motion. Louis Sigel made a motion to accept the minutes. Second from Rusty Greenleaf- No further discussion. Clare Marron will not vote as she was not present for this meeting, and will not vote. Roll Call vote. Lester Young- yes, Rusty Greenleaf-yes, Louis Sigel- yes, Kris McNeill- yes, Chair Willis- yes. All in favor.
- 4.) **Finalize revisions to the fee schedule relative to SEGFs-** This would amend the Land Use Fee Schedule by adding a new category Solar Electric Production Facility under Building Permits. This is just a change to the fee scheduled, and does not need to go to the Planning Board. Kris McNeill- CEO states that this works well for the permitting process. Lester Young makes a motion to send this to the city council. Rusty Greenleaf seconds. No further discussion. Roll Call vote. Lester Young- yes, Rusty Greenleaf-yes, Louis Sigel- yes, Kris McNeill- yes, Chair Willis- yes. Clare Marron- yes, Mayor Hart- yes. All in favor.

5.) Review draft of performance and buffering standards for SEGFs- The committee discussed at an earlier meeting where they would want solar facilities. Mark worked on two definitions that would be to put the subcategories in the use table, and the districts that they are allowed in. Mark made changes to the Land use table reflecting where solar facilities will be allowed. There was a discussion about SEGF's in Libby Hill Business Park. The general consensus is that solar would not be the best use for the property in this business park. Gardiner's industrial parks are in the PIC district. Where the committee feels that solar is not a desired use for the Libby Hill, they ask that commercial solar be taken out of the PIC zone. There is already an approved project that will be going behind Core-Mark. Mark added to the performance standards for Ground Mounted SEPF. He included that the company should offer a visual impact assessment regarding the application. This would show what the project will look like with buffering and screening requirements added. The committee discussed how this 'visual impact assessment' would work and decided that visuals should show the buffering at planting, and again at when plantings are at full maturity. Mark has included a provision stating that solar projects should not project more than two (2) feet from the primary surface of the roof or wall, no more than 10' high. The Committee feels it should consider the height limitation a little more. It was decided that it would be best to have Kris and Mark look at height standards and come back to the committee with their findings. The Committee discussed options for screening/buffering, which could include fences, berms, and vegetation. The visual impact assessment will be what determines how much or what type of buffering will be needed. The committee discussed whether or not abutters within 1000' of a SEPF, will need to be notified of the project. This would result in a large amount of abutters, and a costly mailing.

6.) Discuss possible performance standards for accessory solar installations- Mark asks what the Committee would like to address for additional performance standards. He has suggested that building mounted panels cannot be more than 2ft from the roof or wall. Ground mounted arrays cannot be more than 10'. This may need to be reviewed, as some have been upwards of 12'. Mark has also proposed that solar panels need to be at least 100' from the property line with residential use.

In past projects, solar has been controversial, because of neighbors that can see it. 'The Committee feels that the buffering options that Mark has put together, could work well. Les has suggested that the applicant put a sign up, describing the project. People that live in the area would then be notified about the upcoming project. Mark is going to work on this, and bring it back to the next meeting for committee review.

7.) Other: future topics to bring to ORC- Performance standards for accessory solar arrays. The committee will revisit the public notice requirements before it goes to the Planning Board. Board feels that we should look at modifying the Planning Board section of the LUO to include a requirement that the applicants post a sign at the site as a method of notification.

8.) Adjourn: Chair Willis asks for a motion to adjourn. Mayor Hart motioned to adjourn at 6:10pm. Louis Sigel offered the second. Roll call vote- Lester Young- yes, Clare Marron- yes, Rusty Greenleaf-yes, Louis Sigel- yes, Kris McNeill- yes, Chair Willis- yes. All in favor.

DRAFT