

PLANNING BOARD

Meeting Minutes

Tuesday November 9, 2021 @ 6:00 PM

City Council Chambers

- 1. Call the Meeting to Order-** Chair Willis called the meeting to order at 6:00pm
- 2. Roll Call-** Board members- Chair Debby Willis, Lisa St. Hilaire, Adam Lemire, Pam Mitchel, Zachary Hanley, and Shawn Dolley. Matthew Murphy was not present. Others present- Kris McNeill- Code Enforcement Officer, Angelia Christopher- Planning and Development Assistant,
- 3. Review of October 12, 2021 meeting minutes-** Lisa St. Hilaire and Pam Mitchel sent in minor edits. Chair Willis asks for a motion. Pam Mitchel moves to approve the minutes as amended. Adam Lemire seconds the motion. All present are in favor of the motion.
- 4. Public Hearing: Draft Amendments to the Land Use Ordinance dealing with Accessory Solar Arrays-**

Chair Willis opened the meeting for public comment. There is no one present to speak for or against this LUO change. There has been no public interest expressed to City staff either. Chair Willis closed the public hearing.

City Planner, Mark Eyerman worked on this change. He included definitions for- Accessory Solar Arrays, one for Ground-Mounted arrays and another for Building Mounted arrays. These definitions will be added to the LUO. Building-Mounted Accessory Solar Array: An Accessory Solar Array that is mounted on the roof or exterior wall surface of a building. Ground-mounted Accessory Solar Array- an Accessory Solar Array that is mounted on the ground or on a supporting structure other than a building. Do committee members feel that the definitions need any changes? Board members agree that the definitions are clear and concise and no changes are needed.

The Board then turned to the Land use table, to make sure that the zones that accessory solar projects will be allowed in are appropriate. The intention was to leave the historic downtown area without ground mount solar arrays. Roof or building mounted projects will be allowed in all zones.

Board Member Lisa St. Hilaire has a packet of solar info from Maine Audubon. Chair Willis asks the board to review the information distributed and if they feel changes need to be made, City Council will be approached about amending the ordinance. Adam asks if Shoreland should be included as one of the zones where solar is not allowed. Most if not all of the areas where solar is not allowed are environmentally sensitive. Kris McNeill assures that there is a 100' setback in Shoreland, so this would prevent any Solar project from being near the water's edge.

The board reviewed the proposed accessory solar array standards. They had discussed setting a max height at a previous meeting and decided that an array should not project more than 12' from the ground. If an applicant wanted an array that was higher than the max allowed, they would need to come to planning board for review. Solar projects cannot go in the front yard, unless the home is at least 100' from the front road, and property line setbacks would still apply. If a Solar project were to be set up in the front yard, the array would need to be screened from public roads. The Board has no objections to the solar standards developed. There was a question about wall mounted projects in sensitive areas. Adam Lemire adds that wall mounts can be intrusive, and should certain areas, TD, be taken off the list of allowed zones? Kris McNeill explains that historic downtown is monitored by Historic Preservation Commission and they would not approve a wall mount project in the downtown areas. The Board is satisfied with the changes made by Mark Eyerman. Chair Willis asks for a motion, Pam Mitchel moves that we forward this to City council for adoption. Lisa St. Hilaire seconds the motion. All board member present are in favor.

5. Other Business- none at this time.

6. Adjourn – Chair Willis asks for a motion to adjourn. Pam Mitchel makes a motion to adjourn at 6:50pm. Zachary Hanley seconded the motion. All present are in favor.