

**December 2022 Albion Planning Board Minutes**  
**Public Hearing and Regular Meeting**  
**December 12, 2022**

**Public Hearing:** Purpose to receive comments from the public regarding the proposed draft of the USSF (Utility Scale Solar Facility) Ordinance.

**Members Present:** K. Morrissey, Chair, M. Dow, B. McPherson, D. McKeen, J. Dow, B. Gatti

**Members Absent:** None

**CEO:** Present

**Others Attending:** M.Gardner, S.Cryway, F. Siviski

Kevin convened the meeting at 7:05 p.m.

Kevin gave an overview of the key provisions of the draft and opened the floor for questions, suggestions and comments.

The following points were discussed:

Matthew explained that the town residents had not been surveyed as the public hearing served that purpose.

Suggestions were made as follows:

Consider the potential for noise disruption to nearby residents coming from transformer equipment on solar sites.

Consider more specific explanation of ordinance definitions and provisions.

Section 3.B Re: Non USSF installations

Roof Mounted Square Footage Allowable to be clarified.

Suggested 1500 square feet for ground mounted units.

Section 3.C Consider that electric connection to grid requires three phase power needed for USSF only available in the Growth area but ordinance does not allow locating a USSF facility there.

Section 6.A Permit fees as set by Select Board would be required at initial installation only.

Section 6. F Consider presence of any toxic materials in solar panels during life expectancy and specific provision for safe removal during any decommissioning of installations.

Section 6 L Noted that any review and subsequent judgment by PB on the assessment and evaluation of Scenic View provision would be largely subjective.

Section 6 M Suggest an updated estimated decommissioning cost annually.

Section 7 A. Noted that 300 foot setback provision from existing residence or adjacent roadway would be excessive. A review of height parameter was suggested.

Section 7 D. Suggest changing language from May to Shall regarding Fencing requirement.

Other: Comments regarding the protection of best and continued use of agricultural lands as part of any permitting review.

Comments regarding any or certain percentage of electrical supply generated be used within the state of Maine.

Michael thanked the Board for their efforts to prepare a comprehensive proposed ordinance for the village.

There being no further comment Kevin adjourned the Public Hearing at 8:25 p.m.

Bill Gatti, Planning Board Secretary

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B. Gatti

**Members Absent:** B. McPherson

**CEO:** Present

Kevin convened the meeting at 8:25 p.m

**Approval of November Meeting Minutes:** Dennis made a motion to approve the minutes as submitted. The motion was seconded and passed unanimously.

**CEO Report:** Jeff inquired whether the town had an application for the installation of residential solar panels. The Board will review applications as needed in concurrence with USSF pending ordinance. Question regarding a Lot Split permit on Hussey Road. Application would be provided to the CEO for completion.

**Morency Permits:** The Board reviewed two permit applications for existing lots on Lovejoy pond. A discussion ensued regarding driveway access, setbacks, lot identification and removal and subsequent construction of existing structures on each lot.

Bill made a motion that the permit applications were complete with the exception that wastewater information needed to be provided. Motion was seconded and passed unanimously.

Bill made a second motion to approve the applications providing that the wastewater information to be provided was satisfactory. Motion was seconded and passed unanimously.

Kevin noted that a review of the public hearing comments regarding the USSF draft ordinance would be conducted at the next meeting in January.

Kevin adjourned the meeting at 9:35 p.m.

Bill Gatti  
Planning Board Secretary