

**Minutes Guilford Planning Board
Guilford Town Office
September 18, 2021**

7:00 PM Call to order

Attendance: Matt Holland, Chairman; Ed Davis, Clayton Griffin; Martha Ward , and Lou Sidell

Also in Attendance: Johanna Turner, Town Manager; Paul Zimmerman, Selectman; Peter Martel; David Littlefield; Chip Haskel, representative from Haley Ward, consultant for solar farm; and Keith Doore, Code Officer.

Minutes: Member Griffin moved to approve the minutes of July 21, 2012 and August 18, 2021 with a correction to the minutes of August 18 to insert Glass Hill Road instead of Glass Road, and Member Davis seconded the motion. Motion carried unanimously.

Code Officer's Report: The following permit was submitted for review:

- Nicholas Mangino, 50 Wharf Road, Map 7, Lot 65, Permit for 16' x 24' shed. Not in floodplain. Approved by the Code Officer June 13, 2021. 15' side yard setback.

Presentation regarding Guilford High Street Solar Farm

Guilford High Street Solar LLC representative, Chip Haskel presented an overview of the proposed project.

The project is proposed to be located on two parcels, both on Map 1 and 15, on lots 2 and 33 according to the permit application but the actual tax map shows lot 33 as P/0 15-133 as a panhandle lot with 30' frontage on High Street. Both lots are on the north side of High Street on the southwest area of the Town of Guilford.

Mr. Haskel explained that Haley Ward, Inc. was formerly CES, Inc. and Haley Ward is acting as the project manager. He further explained the Maine Legislature passed the Community Solar Program about 2-3 years ago which has spurred many local systems.

Chairman Holland as well as other Board Members were surprised that there was no advance notice to the Board in terms of copies of documents or the nature of the presentation.

Mr. Haskel went on to explain this project is considered small with a total area of 19.7 acres with approximately 10 acres per lot. They will be three megawatt systems.

- The area will be fenced with a seven-foot-high fence.
- The owner of the system will train the fire department regarding the site.
- There is a storm water and erosion plan filed with the application.

- He noted that a permit from the Maine Department of Environmental Protection will be needed.
- A sixteen-foot-wide access road will be provided to each site.
- The panels will be on trackers that rotate to follow the sun. The equipment will be on pads.
- The system will be managed remotely.
- The project will generate low traffic as there are no employees on site unless needed.
- It is projected that the site will be mowed only twice a year.
- The maximum height of the system will be twelve feet and be similar to the site in Madison, Maine.

The Planning Board members offered many questions:

- Mr. Haskell explained it will feed the power grid.
- He further explained there will be 25-year lease and the panels lose about a half a percent per year.
- The maker of the panels is yet to be determined. The panels will be made of glass and aluminum.
- There will be about 12,000 low glare panels.
- The company hopes to begin construction next spring.
- There is a decommissioning plan required by the state.
- There is no known interference found in these type of systems causing problems with radios, television or other electronic matters.
- There are exclusionary issues but distances are unknown however, he said a five-mile radius comes to mind.
- It was explained that the Code Officer, Keith Doore has a copy of the plans

Member Davis moved to hold a special meeting for further input on September 29, 2021 and Member Griffin seconded the motion. Motion carried unanimously.

Open floor to other Business:

Member Ward requested that parking be on the next regular meeting agenda, October 20, 2021.

Adjourn: Member Griffin moved to adjourn; Member Davis seconded the motion. Motion carried unanimously. Meeting adjourned.

Respectfully Submitted

Lou Sidell, Secretary

Next regular meeting October 20, 2021