

## Embden Planning Board – February 8, 2024

Members present were Leo Mayo, Ann Bridges, Myles Durkin, Randy Caldwell, Kelly Bragg and alternates Charles Pease and Anthony Sparrow. Also present were CEO Terri Lamontagne, Deborah Smith and Jeff Hagerty.

The minutes of the January, 2024 meeting were accepted as presented.

Mrs. Smith wanted to know the status of the Solar Array Ordinance and when a public hearing might be scheduled. The Chairman advised Mrs. Smith that the Selectmen had continued the moratorium and that a public hearing would be scheduled sometime in the spring. The Chairman suggested that she contact the Selectmen for more information as to their scheduling the matter.

First on the agenda was an application from Ronnie Burch (1635 Embden Pond Road; Tax Map 025, Lot 015; TR#233189-1 - \$25.00) to emplace a 10' x 17' tarp tent on his property. It was noted that the application did not show the distance from Hancock Stream or the Embden Pond that the structure would be located. A motion was made by AB and seconded by MD to table any further action on the application until such time as the CEO was able to do a site review and she received the information concerning the location. All were in favor.

Next on the agenda was an application from Jeffrey Hagerty (3 Fern Drive; Tax Map 026, Lot 005; TR#240170-1 - \$25.00; site review completed 02/07/2024) to construct a 10' x 14' one story addition for storage to the existing structure 8' high on posts 82' HWM. During fact finding, the Board reviewed a prior file and found that the 30% expansion had been exhausted by a prior owner. The Chairman explained to Mr. Hagerty the rule on the one-time 30% expansion. A motion was made by AB and seconded by KB to allow Mr. Hagerty to construct a 10' x 14' one story addition for storage to the existing structure 8' high on posts 82' HWM. All were opposed. The Chairman instructed the secretary to prepare a letter of denial.

The CEO reported that the solar facility located off the Kennebec River Road had been fined in excess of \$148,000 by the State. A hearing was held in Augusta concerning a consent agreement. The parties could not come to an agreement and the consent agreement was not accepted and another hearing is to be scheduled.

The secretary reported on the upcoming public hearing concerning the amendment to the ESZO concerning large docks which had been modified by the town's attorney taking out the word "commercial" since no commercial enterprises are allowed within the shoreland zone.

The Board also reviewed the proposed fee schedule. The secretary advised the board that the CEO had suggested to the Selectmen two changes to the fees. One was the fee for rural and shoreland permits to state “Min. Fee \$100.00 or \$0.25 per square foot” and the other was changing the title from “Solar Farm” to “Solar Facility”. One Board member asked when this would go to effect as it was originally to be effective on February 1, 2024. It was suggested that they check with the Selectmen.

It was voted to adjourn the meeting. Adjourned at 7:53 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary