

Freedom Planning Board Meeting 2/27/24

Present: Tyler, Clara, Peter (absent), Mary Ann, Kevin, Prentice, Bryan Murphy

Also present: Laura Greeley, Meredith Coffin, Tara & Wade Ambrose, Rhonda Leyden

Called to order at 6 PM

Minutes from the 2/13/24 meeting were discussed and approved with changes to the term "cited" and added that Prentice was charged with calling Jackie Robbins (CEO)

Voted/approved (Unanimously) 6-0

Citizen Concerns:

Toxic chemical contamination from the solar panels.

The article "Maine must have a plan for old solar panels" was delivered for consideration as we move forward.

Subdivision on Smithton Road Proposal: Tara and Wade Ambrose

Discussion was had as to what they had planned.

- The first suggestion was for them to seek a variance from the Appeals Board, if they wanted their lot sizes to be under 2 acres.
- Shape of lots could be adjusted to be 2 acres but in a wagon wheel formation so the dwellings could be clustered.
- AS the discussion proceeded, it was stated that this is just a discussion of what they could do, but the Planning Board can't officially consider the proposals until an Application is presented. Things like lot size, lot shape, common grounds, roads, etc.
- It was decided that Tara, Wade, and Cameron should come up with their ideal subdivision plan. We can then give them advice as to what looks good, what needs more information, etc.
- It was noted that if they follow the subdivision ordinance, they would fulfill the requirements without any concerns.

Solar Survey

- The use of the term commercial was preferred to the use of industrial when referring to solar projects.
 - The board orally went through each question and discussed them in order.
 - #1 was kept as is.
 - #2 was deleted as we felt the info was covered in #1 and #6
 - #3 It was decided to keep "good agricultural soils"
 - #4 It was decided to keep the term "clearcutting"
 - #5 was deleted
 - #6 was kept
 - #7 was kept

Motion to accept the survey as we discussed with the changes above, and Tyler would try to format it so it would fit into one page.

Voted 5-1 in favor. Tyler was the dissenting vote. He explained that while he favored a survey in concept, he objected to the exclusion in *this* survey of a question regarding some sort of potential financial benefit to Freedom taxpayers for hosting a solar array. He believed developers and the PB alike would have a strong interest in knowing if solar array opponents would look more favorably on solar farms if all Freedom taxpayers benefitted. The point was made that such “community benefit packages” can not be an application requirement, but developers would be encouraged to present some sort of package (as Whitetail has already signaled). The PB discussed the community benefit packages associated with Beaver Ridge Wind as an example of tangential benefits to town.

Clara asked to have the Subdivision Ordinance put on a future agenda for discussion and upgrading of language.

Meeting was adjourned at 8:17PM