

Minutes for Tuesday, October 20, 2020 Public Hearing and Planning Board Meeting

1. **Call to Order:** The meeting was called to order at 5:35 PM.

2. **Introduction of Attendees** - present were:

- **Planning Board (PB) Members:** Bill Graham (Chair), Laura Chadbourne (Secretary), Morris Gibley, Melanie Eldracher, David Johnson, and Alternate Member Lynn Hopkins. David Johnson confirmed that he had been sworn in as a full PB member (vs. Alternate Member which he had been) that morning and was happy to serve in that role until the term of the seat was up in March 2021.
- **Additional attendees for the Public Hearing.** Phone numbers were collected by the Planning Board Secretary in case contract tracing were needed:

David Frum, Selectman	Julia McQueen*	Greg Adams*
Patrick Carty, Selectman	Dan McQueen*	Sharon LaRosa
Arthur Dunlap, CEO	Bruce Taylor	Miriam Gibely*
Stanley E. Brown*	David Galbraith, SMDPC*	Dell Foss*
Stanley J. Brown	Ed Price	Chris Chadbourne
Warren DeWildt	Mary Sohl	Ava Chadbourne
Charlotte Riley*	Erika Rowland, Greater Lovell Land Trust	Bill Centamore
Robin and John Weeks*	Ben Axelman, Nexamp*	Darrin Stairs, Woodard & Curran*
Kathleen Lyman*	Paul Williamson, Walden Renewables*	Ashley Fletcher, Woodard & Curran*
Jane Gibbons		

* also attended site walk along with Planning Board Members except David Johnson. Additional site walk attendees: Patty Linscott (for Jean Churchill), Allen Russel, Priscilla Cook, James Cook

The following information was noted from the Site Walk:

- Nexamp has been developing solar farms for 12 years and have developed several sites in the Northeast
- Each project is about 6.5 megawatts (MW) DC / 5 MW AC
- There are two parcels; the site walk started with the LaRosa parcel where there was a flag at a point where a gravel road from the project would connect to Knights Hill Road.
- Both projects would tie into the Central Maine power grid.
- There would be limited visibility of each solar project with forested buffer areas so that the projects would not be easily seen from the road or neighboring properties. Buffer from road to the cleared area would be about 50 feet with the solar panels themselves starting about 250 feet into the woods.
- Nexamp hopes to qualify under the net energy billing program and apply for community solar discount electricity for Maine residents.
- At the LaRosa property the panels will be fixed in place. About 15,000 panels at the site and the panels would start at 3 feet off the ground and be about 9 feet off the ground at the highest point. The land under the panels will be meadows when done. The only impervious part of the project is the gravel driveway and a small spot where inverter and transformer would be in the middle of the array.
- The next project is at the Riley property. There would be a similar gravel driveway leading from Knights Hill Road to the solar array. The buffer for this project would be a little bigger from the road - about 300 feet from the road to the panels.
- The solar panels at the Riley property would be on tracking racks where the panels would move east to west to follow the sun through the day.
- There would be little grading on this property since it is very flat. The project will not impact existing horse trails on the property. The height of the tracking panels are a little taller than fixed panels with the top of the panels being about 10 feet off the ground for this project.
- A question was asked about impact wildlife. Nexamp answered that birds commonly nest in solar panel areas. There will be a fence around the project that meets national electrical code with a 6 inch gap at the bottom of the fence so small animals can roam freely. There will be a seed mix planted with low growing grasses that will be mowed about twice a year.

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3. Public Hearing

The public hearing regarding two Conditional Use applications to construct solar farms on adjacent properties at 1011 Knights Hill Road (Map R-9, Lot 17, owned by Sharon and Francis LaRosa) and 784 Lovell Road (Map R-9, Lot 9, owned by Charlotte Riley) was conducted.

The Chair, Bill Graham, called the hearing to order and determined there was a quorum. Bill noted that the purpose of the hearing was discussion and public input on the proposed solar farms. He then reviewed the general procedures governing the conduct of the public hearing:

- i. Presentation by a Planning Board member without interruption
- ii. All questions by Board members or the public go through the Planning Board Chair during the hearing. Anyone with a question or comment shall state for the record their name, address, business or professional affiliation, the nature of their interest in the hearing, and whom they represent (if applicable).
- iii. Presentation by interested parties if applicable.
- iv. Rebuttal statements by anyone who has previously spoken.
- v. Opportunity for comments or questions by other attendees.
- vi. Once everyone has had an opportunity to be heard, the Hearing will be closed.

David Galbraith from Southern Maine Planning and Development Commission (SMPDC) presented, provided credentials as consultant to the Town of Sweden. Background: college degrees in urban planning, in Maine since 2001, city of Auburn as planner for 10 years, 8 years in Gorham, then joined SMPDC. David working on solar projects in Fryeburg, Sweden, and Berwick. Will talk about 2 separate projects tonight, properties owned by two separate individuals. Site walk held tonight first at 1011 Knights Hill Road 137 acres, about 22 acres for solar, then Sweden Solar LLC, 748 Lovell Rd. 150 acres land area but 24 acres for development. All towns he has talked with are treating solar developments like these as public utilities. The Maine Department of Environmental Protection (DEP) regulates solar projects like these and performs a review.

Ben Axelman from Nexamp presented. He provided a background of company which includes financial backing of Mitsubishi. Civil engineering consultants are **Woodard & Curran** based in Portland. Spots were chosen due to proximity to transmission grid. There is a substation nearby in Lovell, will tie into the line on Knights Hill Road then into Lovell. The two projects are being studied by CMP right now. Ground mounted solar panels on racking – piles driven into the ground. No concrete on site except for inverter / transmission spot. Low growing conservation mix of grasses will be planted, mow a couple of times a year. No pesticides or herbicides. Both projects proposed at ~5 MW AC, about 6.5MW DC. Sizing is based on eligibility of net energy program. Bill passed last year expanded size of eligible solar farms to just under 5MW. There would be a 7 foot high wood and wire “country” fence around arrays which is a national electrical code requirement. Looks better and blends with environment better than chain link fences. Only other impervious would be gravel access drive out onto Knights Hill Road, plus a few utility poles on access drive. Site is set back from the road. Screening from roadway and adjacent property. Goal is that it will not be visible from road or neighboring residences. Bond would be put in place to ensure decommissioning upon end of useful life.

What are benefits to town of Sweden? Tax revenue. The projects will be taxed – HOW they will be taxed is up in the air; Nexamp had expected current bills to be passed in spring but delayed due to COVID. Expect in next session they will be addressed. Expectation that there will be significant revenue to the town without increased pressure on town services like housing. Also, electrical savings possible through community solar. Opportunity for residents of town to purchase electricity at a discount. Happy to speak to town to sell power generated from the project. Will use local labor and electricians and will provide educational information to schools if the town is interested (field trips, info, site walks for engineering students), info / kiosks at town hall showing how much projects are producing at any given time.

Mr. Axelman then reviewed site plans on screen, described same features as on site walk (see notes above), including buffer areas, solar panels (fixed panels on LaRosa property), and inverter/transformer setup. DEP required sound profiles as part of the assessment, and no noise will be heard from road or neighboring properties. The plan are to build at grade; there will be no blasting or bulldozers needed.

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Riley project, horse trails on the property will not be disturbed and will remain as is. Solar panels on Riley property will be tracking panels will rotate from east to west to follow the track of the sun. Can use tracking system for this site because it is essentially completely flat.

DEP reviewed projects under Site Location of Development Act Permit (SLODA) and approved contingent on local approval. Mr. Axelman then ended the presentation.

The Question and Answer period began with questions from Planning Board:

Bill Graham: why was DEP application only one application? DEP is concerned about cumulative impact of multiple projects – not just for solar but for any development that impacts >20 acres of land. Projects within ~1/2 mile of each other are treated as one project in the review process. Bill talked with Jim Beyer with Maine DEP who confirmed this process which is called a “common scheme of development”. So why did Nexamp separate them for the CUP application? Permitting threshold and jurisdiction. Town can still consider the cumulative impact, that is the town’s right.

In the application itself, there is no mention of the megawatt capacity. Why? In your DEP application, you have it. Why not in CUP application? Nexamp: not sure, was not intentional. It is on the site plans, though. Bill asked if they could add this to the written part of the application as it’s odd that it’s not in there. Applicants said they are happy to add that.

David Johnson PB Member: if this had been one owner, would it have been one application? Nexamp: Yes, but would have been one 5MW only, you are limited to 5MW on one parcel. But for 5MW, you get a credit from the state, not direct taxation by the community. David noted that there is a risk that the state fund to credit town could run out and leaves the town with nothing. Nexamp has no interest in building anything bigger than 5MW, correct? Nexamp: that is correct. For net energy billing, power is generated and sold locally. That is Nexamp’s wheelhouse. Larger, commercial projects typically bypass local power and tie into the high transmission system and typically sell power into other areas on a wholesale basis. They are not sure how those are taxed, is a different business than theirs.

David Johnson PB Member: you can’t guarantee revenue to the town, correct? State fund is running low. Nexamp: last year, state passed a law exempting community solar from local taxation, but state has to reimburse the town for 50% of the missing taxes. The challenge is what if the state’s fund runs out. Nexamp wants to pay taxes – they have the funds. Solar companies are trying to change the current structure and eliminate that uncertainty. Trying to get a bill in the next legislative session so that a surcharge on solar would fully fund that pool of money. Estimate \$50,000 in annual revenue to the town. Some states do not have a policy at the state level, each town can set rates / tax structure for solar.

Bill Graham PB Chair: Nexamp is exempt from taxes in the town of Sweden. If approved, the town would need to get the assessor to assess the project, then we have to go to the State to get the funds reimbursed. Bill talked to the town’s assessor. The process is the state then comes in and does their own assessment which is almost always less.

Dell Foss, resident, Loon Point Rd.: Is CUP in the landowner’s name or Nexamp? Nexamp: we set up LLCs to obtain financing and the LLCs are applicants. Have a ground lease with each of the landowners to try to develop a solar project for the life of the project, if successful typically 20-40 years of useful life.

Bruce Taylor, resident, Smarts Hill Road. Are they applying under the procurement (public utilities commission)? Nexamp: most likely will not apply under that. Benefit of doing procurement is long term contract with CMP, but outside of that you can still qualify for a net energy billing project. Nexamp might bid in next round for procurement. Bruce: what are MWs? Just under 5MW AC, 6.5 MW DC. Taxes for application in both permits, \$16MM in both permits, is approximate cost for valuation you’d accept from Town of Sweden? Nexamp clarified that the \$16MM is across both projects, not each project.

Dan McQueen, resident, Wint Road: he builds power plants for a living. What are environmental benefits of solar projects if CMP will not shut down current power plants? Nexamp: the way that grid is determined in

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New England is every hour, every day, ISO New England (grid operator for all New England), will figure out who can produce power at cheapest level for each hour. ISONE will pick the least expensive and add from there so more expensive plants won't get the business and will be turned on and off based on demand. Once solar is built, incremental cost of operating is basically \$0 and bidding at basically \$0. So solar improves the grid by displacing fossil fuel plants which will be turned on less often as they are crowded out by more and more solar and wind. Note that since late 90's, CMP does not run power plants anymore. The grid is owned by CMP but none of the power plants are owned by CMP.

Jane Gibbons, resident, Plummer School Road. Has 20 solar panels on her house. Did not see the owner's residences on the site plans you showed. How close are the residences to the panels? Nexamp pulled up the presentation and explained where the houses are situated.

Stanley Brown, resident, Berry Road: what about snow? Does it come off? Nexamp: when sun hits solar panels, they warm up and even if a small piece of the panel is exposed, the snow will melt and fall off. If it piles up, we have a few options. 1) leave it, don't generate power, or 2) we pay someone to go out and plow the snow. Mr. Brown: Will you maintain your own road and is it blacktop or dirt? Gravel and will maintain and plow snow.

Miriam Gibley, resident, Plummer School Road: there are multiple permits needed. Boxes were not checked for fire / fire chief. In her research, there appears to be some fire danger from solar. But you're not required to have the fire chief check it, approve it or grant a permit? What fire remediation will you have in place? Nexamp: permit requirement up to town of Sweden. We always do first responder training, can make it a condition of this permit. Before turning the solar array on, they do a full training with police and first responders to ensure they know how to handle a fire. Have never had a fire at their sites (that he knows of). There is a gate at the site, to get in, there is a "knox box" to get the key. They will give that access to local first responders.

Kay Lyman, resident, Webber Pond Road: is the PB planning to create a policy to determine how many solar projects we will have in town? Bill Graham: the town of Denmark, Maine has put a moratorium in place to figure out questions like that. This PB is considering all the information it is receiving.

Bruce Taylor, resident, Smarts Hill Road: how much land would be clear cut? Nexamp: ~35 acres cut on each property, with stumps only coming out in area of solar array itself. Asked to explain the DEP "common scheme of development" cumulative impact. Nexamp: DEP's concern is cumulative impact, look at the impact created by the company as a whole.

Bill Centamore, resident, Trull Brook Road. Have the LLCs been recorded as restrictions on the deeds? I.e., restrictions on the deeds of the landowners? Registered with Oxford County? Nexamp: haven't recorded it yet but that would be the next step. Haven't defined the lease area yet but will.

Bill Graham, PBChair: once signed and registered, that property would be tax exempt, correct? Nexamp: no, the properties would not be tax exempt for real estate taxes, only for the solar farm itself. Bill: where are panels coming from? Multiple countries, most are created in Asia. There aren't many US-based panel manufacturers still in business, although many are assembled here or in Canada. The other parts – racking, metal parts – and labor – are American.

Mary Sohl, resident Ridlonville Rd. Sweden: questions on fiscal incentive but why are we not weighing these applications in the context of our comprehensive plan? These are large-scale solar farms. Concern that they are of an industrial nature and is incompatible with Comprehensive Plan. David Galbraith responded: Sweden's zoning allows for public utilities to be in rural areas. There are different arguments where solar should be i.e., in existing industrial parks but eats up industrial property zones vs. other businesses. What he has seen is most are located where they can tie into the existing grid, and screen from public view as much as possible. Mary: SMPDC stated that the comprehensive plan neither confirms nor denies solar. Does not see that solar is needed nor that it conforms with Comprehensive Plan. We are in a solar farm gold rush right now and they will start popping up all over the place and could tip the land use balance. We are compromising the vision of the comprehensive plan.

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Dell Foss, resident, Loon Point Rd. adding to Mary Sohl's comment. "Permit is automatically terminated with change of use, ownership or occupancy of the property". Do you have a commitment from the Nexamp that they will abide by that language in our current ordinance. Bill Graham: they have to abide by our ordinance. The PB cannot change those. Dell demanded to the applicants: do you understand this language and you're still moving forward and want to proceed with the town of Sweden? Nexamp: we do understand and also understand that the town is considering changing that language. Mary: back to Comprehensive Plan (CP) – do not agree this meets. Nexamp: it is up to the PB whether this conforms to CP. Add that CP was not written with solar in mind, but there are only a handful of places where solar will be viable and that is near substations. Grid in this part of the state is not robust, so for a lot of projects to go in, there would need to be expensive upgrades. All we can do is put our application in front of the PB and have them determine application to CP. Not Nexamp's decision to make. All we can do is not be detrimental – leaving buffers, planting conservation seed mix, minimizing visual impacts, harmonizing as much as possible with town and environment.

Miriam Gibley, resident, Plummer School Road: understands that town ordinance proposed change would exempt you from having to reapply if ownership changes. How long do you intend to keep your solar farm in same ownership? Our business model is to own our projects, but things can change. If Nexamp goes out of business, provision in lease with landowners that Nexamp would have to demonstrate that new owners would be reputable and has financial backing and can say no. If Nexamp goes out of business and landowners do not agree to new owner, Nexamp would decommission the project. There is a bond for that. David Galbraith added: if another operator comes in, most towns do not require re-apply for use, but buyer still obligated to live up to the rules as a condition of approval of the CUP.

Laura Chadbourne, PB Secretary, Lovell Road, PB member: referring to Sweden's Zoning Ordinance, page 5, Popple Hill Brook is a stream appearing on USGS 7.5 map, so a phosphorus control plan is required. Nexamp: would be happy to prepare a phosphorus control plan.

Melanie Eldracher, PB Member, Ridlonville Road, PB member: how do we know if solar is a public utility? Does the state define that? David Galbraith – your town does not define it. What's done at state level, if municipality does not have definition, they usually go to Webster's dictionary to determine definition. Planning Board made determination that solar is a public utility after consulting with SMPDC.

Bruce Taylor, resident, Smarts Hill Road: cited pieces of comprehensive plan that he feels are counter to solar. 120 pages in CP; 152 times the word "rural" comes up. DEP will not have our back and is not looking at cumulative impact for many things in this state. We need to look very carefully about what we're doing in this community. Need to be careful about taxes. Look at depreciation, make sure we are protected. I am all for solar, but we need to look very carefully at the plan and need to protect the town. Bill Graham responded: the PB is looking at all that. Talking to our assessors and are taking this seriously.

Lynn Hopkins, PB Alternate, Loon Point Road: what's the discount on our electrical bill tied to if this goes through? What's in it for you, we only have 300 families here. You're spending millions of \$, how does the business work? Also 4-5 feet of snow, a snowplow isn't going to get that snow off, it will cover the panels and there are 15,000 of them, how do you clear those off? Nexamp: how we make money: we spend a lot up front. But we sell electricity over 20-40 years. Full payback about 7-8 years to pay it back, then operate for 20+ more years. As for the number of residents in Sweden, Nexamp can sell power to anywhere in CMP service areas. Credits are valued on current rates in CMP territory and that changes over time. So the way community solar contracts are structured, discount is the same no matter the fluctuation on the credits. Re: snow, put gates on panels to help remove it.

Bill Centamore, resident, Trull Brook Rd. : a public utility is supposed to be a NEED for something. Your project is just a small part of what the need is in the state. Nexamp: the power from these two projects would power a couple of thousand homes.

Mary Sohl, resident, Ridlonville Rd. Sweden: will letters sent to the PB be read aloud tonight? PB Secretary: yes, they are right in front of me, waiting for questions from people in the room to end.

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Jane Gibbons, resident Plummer School Rd. – what about toxic materials? Nexamp: there aren't any, and panels are recycled.

Mary Sohl, resident, Ridlonville Rd. – why is DEP holding decommissioning bond? Nexamp: under SLODA, DEP required to hold it. Mary: seems like town should control its own fate. Nexamp: happy to have a bond with the town, but want to avoid multiple bonds with town, landowners and state but only want one so it can be all called at once. Do not have a choice here as DEP requires holding the bond.

Laura Chadbourne, PB Secretary read aloud two separate letters from town landowners (Wayne Farrington and Lucy Marx) expressing concerns about the solar projects not being in alignment to the town's Comprehensive Plan. The letters asked that the town first update the CP before allowing any solar projects.

Dell Foss, resident Loon Point Rd. read a prepared statement: PB received \$25,000 to complete ordinance updates. Her opinion is that we should not proceed. Proposed amendments to the town's Zoning Ordinance language makes the PB appear more interested in development of land than the interests of the town. Supports renewable energy, but should not have to vote at hearings in the time of a pandemic.

PB Chair Bill Graham asked if there were more comments. Hearing none, the public hearing portion of the application review was closed at 7:38 PM.

The regular monthly PB meeting was then held.

4. New Business – moved one New Business item to the top of the agenda to allow school aged child to get home at a reasonable hour:

Database Proposal: Ava Chadbourne, town resident and high school senior, presented a concept for building a prototype database for public town records. She has proposed this for an independent study project at school for computer science and would like PB awareness and endorsement. The database would house the same information that the Planning Board keeps in its master spreadsheet (map and lot records, subdivision information, CEO report details, etc.). The end result would be a prototype with no obligation on the part of the town to accept it. Benefits to the town would be: easier management of information – a single entry point rather than information being copied from one place to another. Reports could also be programmed. For example, the monthly CEO report could become a “push button” report based on journal entries throughout the month. Q: what would the cost would be? There would be no cost at this time. If the town decided to adopt it, there would be a minimal monthly fee. Q: What is the platform for this? Amazon web services which is considered industry standard and secure.

The PB thanked Ava for coming to the meeting and explaining the project, and they saw no issues with her proceeding. They are excited to see the result and potential benefits to the town.

5. Minutes from the September 15, 2020 and October 8, 2020 meetings were reviewed. Melanie Eldracher moved to accept the September 15, 2020 minutes. Morris Gibely seconded. The motion passed unanimously. Laura Chadbourne then moved to accept the October 8, 2020 minutes. Morris Gibely seconded. The motion passed unanimously.

6. Communication & Bills – see end of these Minutes for details.

7. CEO Reports:

August 2020 CEO Report: David Johnson moved to accept the CEO's August 2020 report. Morris Gibely seconded the motion. All approved the acceptance of the August CEO with the exception of Laura Chadbourne who voted against accepting the report. With only one member voting against, the motion passed and the August report was accepted.

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The September 2020 CEO Report was tabled as there was no report available yet. CEO noted that he had been tied up with the shoreland use issue on Stearns Pond so did not have time to do monthly report since. PB member asked: have you communicated with BOS about Brad Nelson property. CEO noted that DEP was satisfied with CEO's answers aside from the property owner needing to provide a replanting schedule.

PB Secretary requested that CEO please email his reports next time rather than leaving a paper copy in the mailbox. CEO confirmed he would email in the future.

8. Other New Business:

A. CUP Applications: Laura Chadbourne made a motion that in the interest of time, the Planning Board NOT continue discussions about the Sweden Solar LLC and Sweden Solar 2, LLC CUP applications that evening, and instead reconvene on Monday, November 2nd at 6 PM to review documents for and discuss the Sweden Solar, LLC and Sweden Solar 2, LLC Conditional Use Permit Applications. Melanie Eldracher seconded the motion, which passed unanimously.

B. Planning Board Alternate Member: Melanie Eldracher informed the board that town citizen Jim Willey has offered to serve as an Alternate Member to the Planning Board. Laura Chadbourne noted that Jim had served as a Selectman a few years ago. Melanie will have Jim contact Selectmen to be appointed.

C. Legal Support for CUP review: the board discussed their concerns about the importance of having legal counsel review support on short notice for the next few weeks as the board works through the CUP and has questions. Concern is that this is complicated and we are not experts.

Bill Graham made a motion that if information is needed urgently from the town legal firm on short notice related to an active PB topic, that the PB Chair can reach out to the legal firm on behalf of the PB. Such communications would be in writing and shared with all PB members so everyone is fully informed and there is transparency. David Johnson seconded the motion which passed unanimously.

D. Expenses related to CUP review: Laura Chadbourne noted that the town had started to incur significant costs related to the CUP reviews. As a condition of accepting the applications as complete, the letter from the PB to the applicants was clear that the applicants would need to defray all administrative, legal, and technical expenses incurred to review it. **Laura Chadbourne made a motion that the applicants remit \$5,000 to the Town of Sweden to cover already-paid and expected expenses related to review of the CUP applications, and that the town would reimburse the applicants for any unused funds. Melanie Eldracher seconded the motion which passed unanimously.** As a next step, Laura will draft a letter for PB Chair signature and collect the receipts for expenses already incurred so the package can be sent to the applicants.

9. Announcements:

- A. The next Planning Board meeting is scheduled for Monday, November 2, 2020 at the Sweden Town Meeting House (NOTE: changed on 10/26/2020 to videoconference due to increased pandemic infection risk).
- B. The next regular Planning Board meeting is scheduled for Tuesday, November 17, 2020 and will be held via video conference.

A motion was made to adjourn the meeting. The Chair adjourned the meeting at 8:40 PM.

Respectfully submitted,

Laura Chadbourne,
Secretary, Sweden Planning Board

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A. Correspondence Received and Sent (by date):

1. Ltr (email) to PB and BOS dated 9-9-2020 from Lucy Marx, requesting information re a potential violation on Stearns Pond at Map U-8, Lot 6. Note: BOS took lead to address this request.
2. Ltr (email) from PB dated 9-20-2020 to CEO, remanding August 2020 CEO report back to CEO for questions to be answered.
3. Ltr (email) from PB dated 9-20-2020 to Nexamp and Woodard & Curran, outlining expected steps and dates for upcoming meetings and activities related to the CUP application. Re: proposed solar projects at Map R-09, Lot 9, owner Charlotte Riley and Map R-09, Lot 17, owners Sharon and Francis Larosa.
4. Ltr (emails) to and from PB dated 9-21-2020 between Woodard & Curran and Nexamp. PB requested links to information to post publicly related to the CUP application (the information was sent). . Re: proposed solar projects at Map R-09, Lot 9, owner Charlotte Riley and Map R-09, Lot 17, owners Sharon and Francis Larosa.
5. Ltr (emails) to and from PB dated 9-24-2020 and 9-25-2020 between PB Chair and Walden Renewables. Correspondence related to proposed transmission path for electricity generated from a potential solar farm application. PB Chair noted that the PB cannot opine without an application in front of it. Re: potential solar development application for Map R-08, Lot 3, 5SS LLC.
6. Ltr from PB dated 9-26-2020 to Sharon and Francis LaRosa (Map R-09, Lot 17), informing them of upcoming site walk and public hearing for consideration of two CUPs to construct solar farms. Letter and CCs of letter to 12 abutters plus the applicant were sent by certified mail, return receipt. Letter also cc'd to Sweden BOS, Board of Appeals, and CEO. Re: proposed solar project at Map R-09, Lot 17, owners Sharon and Francis Larosa.
7. Ltr from PB dated 9-26-2020 to Charlotte Riley (Map R-09, Lot 9), informing her of upcoming site walk and public hearing for consideration of two CUPs to construct solar farms. Letter and CCs of letter to 14 abutters plus the applicant were sent by certified mail, return receipt. Letter also cc'd to Sweden BOS, Board of Appeals, and CEO. Re: proposed solar project at Map R-09, Lot 9, owner Charlotte Riley.
8. Ltr (email) from PB dated 9-28-2020 to Nexamp and Woodard & Curran, attaching a copy of abutter notification letters dated 9-26-2020. Re: proposed solar projects at Map R-09, Lot 9, owner Charlotte Riley and Map R-09, Lot 17, owners Sharon and Francis Larosa.
9. Ltr to PB dated 9-30-2020 from SMPDC with invoice for payment of professional services related to CUP application review for proposed solar projects at Map R-09, Lot 9, owner Charlotte Riley and Map R-09, Lot 17, owners Sharon and Francis Larosa.
10. Ltr (email) to PB dated 10-1-2020 from Timothy Althouse (Map R-9, Lots 16-0 and 16-4), indicating that he does not intend to agree to a proposed easement request from Walden Renewables. Re: potential solar development application for Map R-08, Lot 3, 5SS LLC.
11. Ltr to PB dated 10-2-2020 from Lakes Environmental Association (LEA). Letter relates concerns regarding proposed solar projects at Map R-09, Lot 9, owner Charlotte Riley and Map R-09, Lot 17, owners Sharon and Francis Larosa.
12. Ltr (email) to PB dated 10-6-2020 from Bernstein Shur, with invoice for professional services rendered in early 2020 to the PB regarding conflict/mediation with the previous Board of Selectmen.
13. Ltr (email) to PB dated 10-8-2020 from Linda Bradley with an opinion that the town's Comprehensive Plan should be updated prior to moving forward on any solar development in town.

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14. Ltr (emails) dated 10-9-2020 through 10-12-2020 between PB and town legal counsel to update proposed Zoning Ordinance amendment language as voted by the PB at their 10-8-2020 meeting.
15. Ltr (email) from PB dated 10-12-2020 to Woodard & Curran (cc Nexamp) to confirm their attendance at the upcoming 10-20 site walk and public hearing. Re: proposed solar project at Map R-09, Lot 17, owners Sharon and Francis Larosa.
16. Ltr (email) from PB dated 10-12-2020 to David Galbraith of SMPDC, forwarding a memo that Lee Jay Feldman at SMPDC had provided to the PB on 6-22-2020 with his review of the town's Zoning Ordinance and Comprehensive Plan. Re: proposed solar projects at Map R-09, Lot 9, owner Charlotte Riley and Map R-09, Lot 17, owners Sharon and Francis Larosa, and potential solar development application for Map R-08, Lot 3, 5SS LLC.
17. Ltr (email) to PB dated 10-14-2020 from David Galbraith of SMPDC, attaching updated Planning Board reports for Sweden Solar LLC and Sweden Solar 2, LLC. Re: proposed solar projects at Map R-09, Lot 9, owner Charlotte Riley and Map R-09, Lot 17, owners Sharon and Francis Larosa.
18. Ltr (email) to PB dated 10-14-2020 from the Town of Denmark, Maine, attaching a Denmark PB notice of decision approving a recent solar application in Denmark. Also attached were a draft solar energy ordinance and a warrant for a special town meeting to vote on a moratorium on solar developments for 180 days.
19. Ltr (emails) copied to the PB dated 10-14-2020 between SMPDC and Woodard & Curran, regarding copies of plans related to CUP applications. Re: proposed solar projects at Map R-09, Lot 9, owner Charlotte Riley and Map R-09, Lot 17, owners Sharon and Francis Larosa.
20. Ltr (email) to PB dated 10-14-2020 from Rich Jordan of Flycatcher, LLC asking for a phone call to answer process questions about upcoming hearings. Note: PB Secretary spoke briefly with Rich on 10/15. Re: potential solar development application for Map R-08, Lot 3, 5SS LLC.
21. Ltr (emails) dated 10-14-2020 through 10-19-2020 between PB and George Conly. Mr. Conly requested links to Maine DEP application submitted by Sweden Solar LLC and Sweden Solar 2, LLC. PB Secretary provided links. Re: proposed solar projects at Map R-09, Lot 9, owner Charlotte Riley and Map R-09, Lot 17, owners Sharon and Francis Larosa.
22. Ltr to BOS (PB copied) dated 10-16-2020 from Walden Renewables. Letter outlines commitment from Walden to provide guaranteed revenue to the town, plus community education and training opportunities, should their planned solar project be approved. Letter also informs BOS that Walden's proposed development for Sweden was selected by Maine Public Utilities Commission for a 20 year contract to sell 100% of its energy to Central Maine Power. Re: potential solar development application for Map R-08, Lot 3, 5SS LLC.
23. Ltr (emails) dated 10-16-2020 to 10-17-2020 between PB and Rich Jordan of Flycatcher, LLC. Mr. Jordan noted he had questions re: town ordinance as it relates to the Walden potential solar project. PB Secretary requested that Walden bring up the questions at the PB's next meeting on 10/20/2020. Re: potential solar development application for Map R-08, Lot 3, 5SS LLC.
24. Ltr (email) from PB dated 10-17-2020 to Nexamp and Woodard & Curran, attaching as a courtesy the 10-2-2020 letter the PB received from Lakes Environmental Association which outlined concerns with the proposed solar farms. Re: proposed solar projects at Map R-09, Lot 9, owner Charlotte Riley and Map R-09, Lot 17, owners Sharon and Francis Larosa.
25. Ltr (email) from PB dated 10-17-2020 to David Galbraith of SMPDC, attaching the 10-2-2020 letter that the PB received from Lakes Environmental Association which outlined concerns with the proposed solar farms. Re: proposed solar projects at Map R-09, Lot 9, owner Charlotte Riley and Map R-09, Lot 17, owners Sharon and Francis Larosa.