



**TOWN OF NOBLEBORO – PLANNING BOARD
WORK SESSION**
Thursday, February 1, 2024 at 5:30 PM
Nobleboro Town Office Community Meeting Room

Public Zoom Link:

<https://us02web.zoom.us/j/86733999678?pwd=U1RXaWJRdDVnbHlyZGtka21ObUR0Zz09>

Agenda–Work Session for the Nobleboro Planning Board:

1. Call to Order – Chair Matt Lewis
 - 👤 All comments addressed to the Planning Board shall be made through the Chair
2. Welcome and Introductions:
3. Roll Call and Determination of a Quorum:
4. Agenda:
 - 👉 Acceptance of the NPB regular work session agenda for February 1, 2024
5. Correspondence:
6. Announcements:
7. Homework:
 - 📖 Review the first draft of a solar farm ordinance for Nobleboro prepared by CEO Stanley Waltz.
 - 📖 Review solar ordinances from other communities research and provided by NPB member Nate House.
 - 📖 Review solar regulations and other information provided by the Governor’s Energy Office.
<https://www.maine.gov/energy/initiatives/renewable-energy/solar-distributed-generation>
 - 📖
8. Old Business:
 - 📖 **Final review of NLUO’s** updates, the new Life Safety and Accessory Dwelling Units ordinances accepted by the Nobleboro Select Board on January 17, 2024 with a special focus on the affordable housing and density bonus sections of the ADU ordinance and home ownership statement.
9. New Business:
 - 📖 Using samples provided create a solar farm ordinance for the Town of Nobleboro
 - 📖 Nobleboro Land Use Ordinances Updates - Public Hearing, Thursday February 22, 2024 at 6 pm in the community meeting room at the Nobleboro Town Office.
 - 📖 _____
10. Other:
 - 🕒 _____
 - 🕒 _____

11. Public Comment – Time Permitting:

12. Next Regular Meeting of the Nobleboro Planning Board, **Thursday, February 15, 2024 at 5:30 PM** in the Nobleboro Town Office community meeting room. Zoom option for the public;

13. Adjournment at:

For Non-Planning Board Member Meeting Attendees.

Maine CDC guidelines in place at the time of each Planning Board meeting will be followed.

Members of the public are welcome to attend the regular and working meetings of the Nobleboro Planning Board as observers. Regular and working meetings are not public hearings and as such, a public comment period is not included on the agenda. The general public shall be barred from addressing the Planning Board unless a majority of the Board permits the public to speak. Comments from the public are welcome and can be submitted to the Town Office for subsequent distribution to Committee members.

Information on Solar Development provided by the Southern Maine Development and Planning Commission

Solar Development

Since 2019, the Maine State Legislature has passed several laws encouraging and shaping the development of large-scale solar arrays, with the intent of reducing the state's reliance on nonrenewable energy and fossil fuels. While residential and individual solar power generation has been legal for some time, these laws have introduced a new type of development, one which many municipalities are not prepared to plan and regulate.

Pros and Cons

Very few communities have ordinances which address solar specifically, and some are able to regulate the use under a more general use type, such as utilities. However, communities with limited to no zoning have little control over this development, and may be taken by surprise with new proposals.

Commercial large-scale solar arrays, for the purpose of generating solar energy for purchase and contribution to the power grid, have several benefits for communities and the state.

- They are a needed technology to transition our society to one that is more dependent on electricity, specifically electricity generated in renewable ways.
- Like most large commercial development, they also have the potential for substantial tax revenue for municipal budgets.

At the same time, many Maine communities feel that ground-mounted solar arrays, as is, are contradictory to their scenic and rural character.

- There are some concerns such as stormwater runoff, clear cutting, and decommissioning which communities may take into consideration.

What to Do?

Moratoriums

Several communities statewide, and some in our region, have enacted moratoriums to temporarily ban development of solar arrays while the community takes steps to ensure that their zoning ordinance has provisions for where the use is allowed, and what performance standards must be met to allow development. [The Maine Town and City Magazine interviewed several communities who have taken this route in a recent publication.](#)

Ordinance Updates

SMPDC has developed a solar ordinance for the Town of Waterboro and recently drafted an ordinance for the Town of Lovell who has enacted a Moratorium due to a large-scale solar project of over 200 acres. We can share these ordinances with you if you have an interest in optional models. [There are also several online resources which include model ordinances, and considerations for performance standards:](#)

- [Maine Audubon Thoughtfully Sited Solar Webpage](#) - Includes best practices, model ordinance language
- [Municipal Regulation of Solar In Maine](#) – Rudman & Winchell
- [Agricultural Solar Siting Resources](#)