



**TOWN OF NOBLEBORO – PLANNING BOARD  
REGULAR MEETING**  
Thursday, May 16, 2024 at 5:30 PM  
Nobleboro Town Office Community Meeting Room

**Public Zoom Link:**

<https://us02web.zoom.us/j/86401220769?pwd=dVg4VHBFdXNPeG84TUhvdUhTaHMvQT09>

**Agenda–Regular Meeting for the Nobleboro Planning Board:**

1. Call to Order at \_\_\_\_\_ – 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:
  - 👤 Present: \_\_\_\_\_
  - 👤 On-Zoom: \_\_\_\_\_
  - 👤 Absent: \_\_\_\_\_
  - 👤 Guests: \_\_\_\_\_
  - 👤 On-Zoom: \_\_\_\_\_
4. Agenda:
  - 🔊 Additions to the proposed NPB Agenda for May 16, 2024
  - 🔊 Acceptance of the NPB regular meeting agenda for May 16, 2024.
5. Minutes:
  - 📄 Review and accept the minutes from the NPB’s December make-up meeting and January work session on January 11, 2024
  - 📄 Review and accept the minutes from the Select Board and Planning Board’s public regular meeting on April 18, 2024
6. Correspondence:
7. Announcements and Updates:
  - 📄 **Maine HomeShare: Putting Extra Rooms to Work for Personal and Social Good**  
MaineHousing recently signed a contract with Nesterly, a social justice corporation, to offer supportive services and guidance to link interested renters with homeowners who have rooms to rent. The [Nesterly](#) platform is now available for residents throughout Maine. Join this informational presentation on Wednesday, May 15, **from 3:00 - 4:30 pm** to learn about how Nesterly works to help people who have rooms or a small apartment to rent and supports people renting the rooms. [Register here: https://umaine.qualtrics.com/jfe/form/SV\\_5utSdawOKzag6B8](https://umaine.qualtrics.com/jfe/form/SV_5utSdawOKzag6B8)  
*This free educational program is offered in partnership with Lifelong Maine, AARP Maine, Age Friendly Saco, and the UMaine Center on Aging.*

8. Homework:

- 📄 Review change of use application submitted by the Wells-Hussey Post (American Legion). Copy available at the Town office,
- 📄 Review the fourth draft of the proposed solar energy ordinance for Nobleboro
- 📄 Continue to review solar ordinances from other communities', researched and provided by NPB member Nate House.
- 📄 Continue to review solar regulations and other information provided by the Governor's Energy Office. <https://www.maine.gov/energy/initiatives/renewable-energy/solar-distributed-generation>
- 📄 Maine Stire Plan Review Handbook - Reference <https://www.maine.gov/dacf/municipalplanning/docs/siteplanfull.pdf>
- 📄 Review Planning Boars site plan applications distributed at the April 18, 2924 meeting of the NPB also available from Robyn at the Town office.   
[https://www.oxfordmaine.org/sites/g/files/vyhlf6746/f/uploads/site\\_plan\\_app\\_requirement\\_3.pdf](https://www.oxfordmaine.org/sites/g/files/vyhlf6746/f/uploads/site_plan_app_requirement_3.pdf)  
<https://boothbayharbor.org/uploads/originals/1-application-form-4.pdf>  
<https://boothbayharbor.org/uploads/originals/town-of-boothbay-harbor-site-plan-review-flowchart-1.pdf>  
<https://boothbayharbor.org/uploads/originals/town-of-boothbay-harbor-subdivision-review-process-1.pdf>  
<https://www.southportland.gov/DocumentCenter/View/472/Site-Plan-Application-PDF>  
[https://www.eliotmaine.org/sites/g/files/vyhlf4386/f/uploads/site\\_plan\\_review\\_spr\\_application.pdf](https://www.eliotmaine.org/sites/g/files/vyhlf4386/f/uploads/site_plan_review_spr_application.pdf)  
<https://bluehillme.gov/wp-content/uploads/2022/11/Town-of-Blue-Hill-CSPRO-Application-8.22.pdf>

9. Old Business:

☛ **Solar Energy Ordinance:**

- 📄 Review and edit the fourth draft of a solar energy ordinance for Nobleboro..
- 👉 Review and update all applications and other forms used by the Planning Board and Code Enforcement Officer for consistency and clarity if time permits..
- 👉 Nobleboro Land Use Ordinances – Review and discuss recommendations for update and possible changes as noted in the 2021-2022 Comprehensive Plan. Proect begins after application forms are updated.

10. New Business:

- ☑ First official reading and review of the change of use (child – day care center to social club). Application and suporting documents received April 3, 2024.
- ☑ \_\_\_\_\_

11. Other:

- 🕒 \_\_\_\_\_
- 🕒 \_\_\_\_\_

12. Public Comment – Time Permitting:

13. Next Regular Meeting of the Nobleboro Planning Board, **Thursday, June 20 , 2024 at 5:30 PM** in the Nobleboro Town Office community meeting room. Zoom option for the public;

**14. 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](#)