

**CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, DECEMBER 8, 2021 6:00 PM
PROPOSED AGENDA
MEETING VIA A ZOOM WEBINAR**

NOTES TO PUBLIC:

Due to the COVID-19 pandemic the Planning Board will not physically be meeting in the Council Chambers of Belfast City Hall to conduct the December 8th, 2021 Board meeting. Thus, the public will have no access to City Hall during the meeting. The Board will be conducting the meeting electronically via a ZOOM webinar, and Board members will be participating in the meeting via ZOOM from their respective homes.

The public can view the meeting in any of the following ways: it will be streamed live on the city website (cityofbelfast.org), and it can be seen on BEL-TV.

The public can offer comment for the December 8, 2021, public hearing in one of three ways:

- You can submit a comment via email to cityplanner@cityofbelfast.org. All email comments should be submitted by 3:00 pm on December 8, 2021, so copies can be provided to the Board.
- You can submit a comment in writing to: Jon Boynton, Code & Planning, City of Belfast, 131 Church St, Belfast, ME 04915. Written Comment must arrive by the date of the December 8, 2021, public hearing.
- You can watch the December 8, 2021 meeting and offer oral comments on Zoom to the Planning Board. The Planning Board conducts their meetings on Zoom and does not meet in person at this time. The Board asks that comments generally be limited to 3 minutes.

A copy of the application materials is available at City Hall. Questions regarding these projects should be directed to City Planner Jon Boynton, Code & Planning at 338-3370 x 125.

Zoom Meeting Information

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/85209699621>

Or One tap mobile:

+13017158592,,85209699621# US (Washington DC)

+13126266799,,85209699621# US (Chicago)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 852 0969 9621

International numbers available: <https://us02web.zoom.us/j/85209699621>

PLANNING BOARD AGENDA

- 1. Call to Order & Roll Call. Hugh Townsend, Chair, Geoff Gilchrist, Secretary, David Bond, Wayne Corey, and Kathleen Dunckel regular members, and Pippa Jollie and Lewis Baker, associate members.**
- 2. Adoption of Agenda.**
- 3. Review of Meeting Minutes**
- 4. Development Review – Site Plan and Use Permit – Maine DG Holdco, LLC – Solar Energy System – Belmont Ave/Rte 3 - Map 2 Lots 33-B and 35.**

Maine DG Holdco, LLC is the legal name for Summit Ridge Energy, LLC's Belfast Solar Project located along the south side of Route 3. The Applicant is proposing to construct a large-scale solar energy system (SES) at Map 2, Lots 33-B and 35. These two properties do not have an address; however, the project abuts CMP's transmission lines. Lot 35 is owned by Troy Grass, and Lot 33-B is owned by Thomas Andrews. Together these two lots total 78.2 acres, of which the solar energy system will occupy about 20.9 acres. The proposed solar energy system is located in the Residential/Agricultural zoning district. This zoning district allows for large-scale solar energy systems per the City Code of Ordinances, Chapter 102, Zoning, Article V, District Regulations, Division 4, Residential/Agricultural I District.

On behalf of Maine DG Holdco, LLC, Stantec has submitted an application identifying the SES will consist of about 8400 pole-mounted solar panels with an approximate electric generation capacity of 2.5 megawatts. The location of the SES will be setback over 260 ft. from Belmont Ave. Route 3. The Applicant has proposed to construct a 7 ft. high perimeter fence and a 635 ft long access road. The project would connect to three-phase power at Belmont Ave via an unground conduit.

- 4.1 Staff Review of site history
 - 4.2 Applicant Presentation
 - 4.3 Planning Board Public Hearing
 - 4.4 Board Review and Discussion
- 7. Code and Planning Department Report - Bub Fournier, Director, Code & Planning**
 - 8. Other Business**
 - 9. Adjournment**