

Agenda for Solar/LCS Ordinance Committee (“Committee”) Meeting

Tuesday, May 6, 2025 @6PM

Location: Multipurpose Room of Town Office

- I. Call Meeting to Order
- II. Establish Quorum for Voting
 - Carol Conant (Secretary)
 - Dave Conant
 - Richard Doughty
 - Rick Duval
 - Lisa Miller
 - Laurie Pratt
 - Mike Stephenson
 - Dina Walker (Chair)
- III. Adopt Minutes of Wednesday, February 5, 2025 Solar/LCS Ordinance Committee Meeting into Town Record
- IV. Unfinished Business – None
- V. New Business
 - A. Presentation of the Summary of Site-Plan Review Ordinance Survey Responses (“Summary”) (survey response period was from Thursday, March 6, 2025 – Friday, April 11, 2025; 20 responses received (“Responses”))
 - 1. Level of Support for Current Draft
 - 2. Exclusions
 - 3. Commercial Multi-Family Residences (“MFR”)
 - 4. Large Commercial Structures (“LCS”)
 - 5. Solar Farms
 - 6. Community Impact
 - 7. Additional Comments
 - B. Committee to discuss Survey Responses

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- C. Committee to decide whether, in light of recent Survey Responses, to amend Commercial Site Plan Review Ordinance for the Town of Weld (Committee Draft 2025_#2) (“Draft”) in the following sections:

1. Section 2.2 – Exclusions

BACKGROUND: The survey results returned **12 No Answers** (4G, 1E, 7P) which includes blank answers, agree with current draft, and irrelevant answers. From the remaining answers that were responsive, many suggested making sure certain commercial activities be excluded from approval.

For more detailed info, please see Summary and/or Responses.

RESOLVE: That the Committee recommend to the Selectboard no amendments to Section 2.2 of the Draft.

2. Section 3.0 Commercial Multi-Family Residences Definition (“MFR”)

BACKGROUND: The majority of Responses stated that MFRs should require approval and that the 5-Family benchmark is too high. A variety of new benchmarks were suggested in the Responses, the 2-Family benchmark received the highest Responses.

For more detailed info, please see Summary and/or Responses.

Chair Recommend: Confirm with Town Attorney whether 2-Family benchmark violates State law requirements.

RESOLVE: That the Committee recommend to the Selectboard to amend the MFR definition in the Draft to the least number of families permitted by Maine state law.

3. Sections 3.0, 5.7 LSC – size & visibility

BACKGROUND: The majority of Responses supported requiring LCS to not be visible from “outside the property.” Seven Responses agreed with the current Draft size definition of LCS while equal number of Responses (three each) believed it was either too big/too small. 10 Responses chose not to answer, and one Response recommended no commercial development in Weld at all.

Please refer to Summary/Responses for the list of suggested alternative sizes for LCS to not be visible from “outside the property.”

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RESOLVE: That the Committee recommend to the Selectboard to [amend/not amend] (circle one) Section 3.0 (size of LCS) and/or Section 5.7 (“visible from outside the Project Property”) of the Draft.

If Committee chooses amendment of Sections 3.0, 5.7:

RESOLVE: That the Committee recommend to the Selectboard to amend Section 3.0 (size of LCS) to _____ (insert new size of LCS).

RESOLVE: That the Committee recommend to the Selectboard to amend Section 5.7 to state “shall be visible from outside the Project Property” to “shall be visible from ambient ground level.”

4. Section 4.0 (Site Plan Application) for LCS

BACKGROUND: Half of the Responses believed that LCS should have additional requirements for approval than what is in the Draft.

Please refer to the Summary and/or Responses for list of suggestions.

RESOLVE: That the Committee recommend to the Selectboard to [amend/not amend] (circle one) Section 4.0 (Site Plan Application) to include additional requirements for LCS.

If Committee chooses amendment of Section 4.0:

RESOLVE: That the Committee recommend to the Selectboard to add _____ (list requirements from Surveys) to Section 4.0 as a separate list of application requirements for LCS.

5. Section 3.0 – Solar Farm Definition

BACKGROUND: 10 of the Responses supported having additional requirements for solar farm approval, while one Response did not support it. Six Responses did not answer the question and three opposed no solar farms in Weld.

While 10 Responses provided no answers to the size of Solar Farm in the Draft, five Responses said it was too big, while one Response said it was too small. One Response agreed with the size in the Draft, and three Responses stated again there should be no solar farms in Weld.

When asked about the size preference of a commercial solar farm that should require approval, eight Responses stated no solar farms in Weld, one Response suggested larger than 50 acres, one Response suggested 1 acre.

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Please refer to the Summary and/or Responses for list of suggestions.

RESOLVE: That the Committee recommend to the Selectboard to [amend/not amend](circle one) Section 3.0 (Solar Farm definition).

If Committee chooses amendment of Section 3.0:

RESOLVE: That the Committee recommend to the Selectboard to change the current size in definition (“total airspace projected over the ground of 3,0000 ft²) to _____ (insert new size).

6. Section 4.0 (Site Plan Applications for Solar Farms); Section 5.0 (Site Plan Approval Standards and Criteria)

BACKGROUND: Responses provided an assortment of additional application requirements and approving criteria for Solar Farms.

Please refer to Summary and/or Responses for list of suggestions.

RESOLVE: That the Committee recommend to the Selectboard to [amend/not amend] (circle one) Section 4.0 [and/or] (circle one) Section 5.0.

If Committee chooses to amend either of Sections 4.0, 5.0:

RESOLVE: That the Committee recommend to the Selectboard to add _____ (list of application requirements) to Section 4.0’s Solar Farm application requirements.

RESOLVE: That the Committee recommend to the Selectboard to add _____ (list of approval criteria) to Section 5.0’s Solar Farm approval criteria.

7. Section 5.6 Community Impact

BACKGROUND: An overwhelming majority of the Responses believed Community Impact should be considered when granting approval (19 Yes, 0 No, 1 No Answer). The Responses provided many suggestions to add to the list of Community Impact in the Draft. *Please see Summary/Responses for details.*

RESOLVE: That the Committee recommend to the Selectboard to [amend/not amend] (circle one) Section 5.6 (Community Impact).

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If Committee choses to amend Section 5.6:

RESOLVE: *That the Committee recommend to the Selectboard to add/delete _____ to the list of “nuisances” in Section 5.6 (Community Impact) of the Draft.*

8. Additional Comments from Responses

BACKGROUND: The Responses provided many additional comments for the Committee’s consideration. *Please see Summary/Responses for details.*

Chair Recommend: That the Committee identify any Responses from “Additional Comments” that warrant amending the Draft.

- VI. Discuss schedule and timeline of Draft amending process going forward (e.g., turn draft, Town Attorney review, Public Info Session, Town Meeting)
- VII. Public Information Session: Wednesday, May 28, 2025 @6:30PM (Town Hall)
- VIII. Adjourn