



TOWN OF READFIELD

8 OLD KENTS HILL RD. • READFIELD, MAINE 04355
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Planning Board Notice of Decision

Applicant:

Readfield Main Street Solar, LLC
c/o Norwich Technologies, Inc.
Attn: Martha Staskus
14 Maine Street Suite 305 C
Brunswick, ME 04011

Location of Property:

0 Main Street (Route 17)
Assessor's Map 143, Lot 014

Date of Decision:

April 23, 2024

Decision:

The Planning Board has approved the application of Readfield Main Street Solar, LLC to construct and operate a 975 kilowatt alternating current solar facility on a 71.93 acre parcel (Map 143 Lot 014) on Main Street (Route 17).

Background:

Readfield Main Street Solar LLC submitted an application in the fall of 2023 requesting designation of Map 143 Lot 014 as a Commercial, Industrial, Infrastructure District pursuant to the provisions of Article 9 of the Readfield Land Use Ordinance. Rezoning was necessary to allow construction of the solar array comprised of solar panels totaling greater than 5000 square feet in area. The parcel was previously zoned Rural. Following review of the application, a public hearing on December 12, 2023, and deliberation, the Planning Board concluded that the application met the standards of Article 9 and recommended its approval. In accordance with the requirements of Article 9, the rezoning

recommendation was considered and approved by the voters at a February 27, 2023 town meeting.

Findings of Fact:

1. In March 2024, Readfield Main Street Solar submitted an application pursuant to the provisions of Article 6 Section 3 (Site Review) of the Readfield Land Use Ordinance, and the Readfield Solar Ordinance (adopted June 8, 2021), for the construction and operation of a 975 kilowatt alternating current solar facility on a 71.93 acre parcel (Map 143 Lot 014), with a total project area (including the 9.59 acre fenced solar array) of 17.51 acres. The solar facility is proposed to be located approximately 1000 feet from Main Street, about 720 feet from the nearest structure, and will not be visible from neighboring properties or roadways. The application included a decommissioning plan developed in accordance with the State Decommissioning Law and intended to address decommissioning actions and costs at the end of the project's useful life.
2. At its regular meeting on April 9, 2024, the Planning Board found the application complete and scheduled a site visit and a public hearing.
3. The site visit and public hearing were held on April 23, 2024. Several questions and concerns were raised by members of the public regarding: potential noise from the project, availability of the property survey, and feasibility of the underground wiring plan.
4. The Planning Board voted to approve the project, with conditions, on April 23, 2024.

Reasons for the Decision:

Based upon the application, submittals and information obtained through the public hearing process, and subject to the conditions below, the Planning Board has determined that the application meets the requirements of the Readfield Land Use Ordinance, including the Readfield Solar Ordinance.

Conditions Imposed:

This application was approved subject to the following conditions:

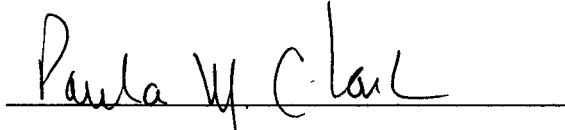
1. The applicant must comply with the Town of Readfield Standard Conditions of Approval. See Appendix D of the Readfield Land Use Ordinance. (A copy of the Standard Conditions of Approval is attached hereto.)

2. Any future development or expansion of use on this property requires Site Plan approval from the Readfield Planning Board.
3. The applicant, in cooperation with the Readfield CEO, will develop a timeline for project construction in order to establish an appropriate and agreed upon schedule for periodic site inspections throughout the construction process.

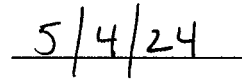
Appeal Rights:

Any person aggrieved by this decision may appeal to the Readfield Board of Appeals within forty-five (45) days of the date of the Decision. **The date of the Decision in this matter is April 23, 2024.**

Note: Until the expiration of the appeal period, and a final decision from any appeal, if any, the applicant proceeds at their own risk.



Paula M. Clark, Chair
Readfield Planning Board



Date