



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

January 28, 2010

6:30 p.m.

MINUTES

CALL TO ORDER: Meeting was called to order at 6:35.

ROLL CALL: Members present were Henry Hodges, Tom Vanchieri, Jeff Thurlow, Frank Higgins, Gretchen Heldmann, Charles Norburg, CEO and Russell Smith, Town Manager. Gary Poisson and Susan Dunham-Shane had excused absences.

MINUTES: Motion to accept minutes of the January 14, 2010 minutes with the addition of Tom Vanchieri as having an excused absence by Henry Hodges, Jeff Thurlow 2nd. All in favor.

UNFINISHED BUSINESS: This meeting was a Windmill Ordinance Workshop.

Peter Lyford spoke to the Board about the continued project in which the Boy Scouts of America are trying to initiate windmills on their land on Black Cap Mountain. He explained that Cianbro has pulled out of the initial plan for 5 to 8 windmills. They have since talked to two other companies that may be interested in the project.

One of the new companies they have spoken with has told them that there have been some changes in the last three months, such as going to all gear driven windmills because they are quieter and raising them higher for less flicker and noise. There has been mention of condo windmills and Brewer water has expressed some interest also. There is money available to banking facilities because of lending for development of windmill projects and also money available because the Boy Scouts are involved. The company also talked about a .02 kilowatt credit on everyone's meter in town as a possible benefit to the residents. They are putting something together for Mr. Lyford's group. The manufacturer will be out of Germany and the developer will be from Massachusetts.

Russell Smith made some calls to towns that currently have windmills to get information on the financial benefit to the Town.

Danforth – the towers are actually in unorganized territory so the state gets the money from the Windmill Developer.

Freedom – They have three towers and will have \$138,674.73 per year in tax revenue. CMP paid them \$16,306.53 for new lines.

Mars Hill – They have 28 Towers. They are suppose to get \$500,000.00 per year for 20 years from the Developer. The windmills have increased their total valuation, and thus decreased the amount of state revenue subsidy toward education. Of the residents in town, they felt that about 5% were against the windmills, 5 to 10% loved them and the rest didn't care either way. The Town manager's opinion was that 2000 feet from the windmill a little noise could be heard, but he could not hear them at 2500 feet away. One of the windmills was considered too close. Russell will research this and find out how close the other windmills are.

Gretchen Heldmann brought in the map she produced showing a one mile radius from the proposed windmills, with contour lines. They would like to add the houses to the map.

The Board explained to Peter Lyford some of the differences between the Dixmont and State Ordinances in setbacks. Mr. Lyford has been working with Josh Broder of Tielson Technologies to find a developer for the project. He will ask Mr. Broder to have someone come in to supply some information on sound to the Board. They feel that the site could support a 2.5-megahertz windmill. The ones in Mars Hill are 1.5

Frank Higgins explained to the Board that the World Health Organization has guidelines for community noise gives recommended thresholds. The sound levels in these guidelines run very close to the Dixmont Ordinance. They feel that it is very important to regulate noise in the Ordinance. Frank also Explained that LA=equivalent refers to sustained noise level before you go deaf. (average over 10 minutes) Up to 70 decibals will not result in hearing loss, but 30 decibals will affect sleep.

The Board started reviewing the Dixmont Ordinance. Items discussed and changed include the following:

Page 3, Noise definition - remove second sentence

Page 4, Scenic or Special Resource definition – remove reference to special resource

Page 4, gg – change Planning Board to Selectmen (to issue license)

Page 4, hh – change issued by the Planning Board to approved by the Planning Board and issued by the Code Enforcement Officer.

Page 5, Section IV, (a) last sentence, change eight copies to nine,

A definition for Significant Wildlife Habitat needs to be added. (may add it to Essential Wildlife Habitat definition)

Page 6, Section V, A. – Board agreed to keep the numbers as they are, with 40 dBA at night and 50 dBA during the day. (the application provides funding for the Planning Board to hire an independent company to do the sound level testing.)

Page 7, Section V, B, i - the board agrees to keep this as it is meaning the difference cannot Be more than 20 dB,

Page 9, (b), Setback Requirements (1), B - change 2500' to 1000', C – change 1500' to 1000', D – Change 1200' to 1000', E – Change 5280' to 2640', and F – add “existing” before residence. (setbacks to be measured from blades)

The Board would like Mark Dunham-Shane to come to a meeting to demonstrate sound levels.

The Board discussed the possibility of meeting Thursday, February 4th to make final decisions on setbacks and noise levels, and then schedule a Public Hearing for Thursday, February 11, 2010.

They also discussed how at Town Meeting, the residents will vot to accept or decline the Ordinance, but the Selectmen can vote to amend the Ordinance.

Each member should finish reading the Ordinance and bring any notes on it to the next meeting.

NEW BUSINESS:

OTHER BUSINESS: The next meetings will be Wednesday, February 3, 2010 with Renaissance and Thursday, February 4, 2010 for a Windmills workshop.

ADJOURNMENT: Meeting adjourned at 9:12 pm by Gretchen Heldmann, Henry Hodges 2nd. All in favor.

Respectfully Submitted,

Denise M. Knowles