

- CHAIR: 1. Next topic process **Land Use Applications**
- CHAIR: 2. First application under consideration is _____. Does any board member have a view on the applicant's: "Right, Title or Interest" to submit the application?
- MEMBER: 3. Someone shares his/her view or opinion.
- CHAIR: 4. The Board would entertain a motion on the matter under consideration.
- MEMBER: 5. Someone makes a motion.
- CHAIR: 6. Is there any further discussion?
a.) Yes: Discussion takes place until done.
b.) No
Then after A or B the CHAIR says: we have a motion pending and hearing no further discussion. Does anyone care to second the motion?
- MEMBER: 7. The motion is seconded.
- CHAIR: 8. All in favor?
- CHAIR: 9. In the matter of Right, Title and Interest with the _____ Application the Board finds the Applicant has proven Right, Title and Interest and the review can continue.
- CHAIR: 10. Moving on to consider the application completeness: do any of you have a view or opinion on the application's Completeness?
- ALL: 11. Go back through: 3,4,5,6,7,8,9,10 again.
- CHAIR: 12. In the matter of Completeness with the _____ Application, the Board finds the Application complete and the review can proceed or the ..or.. the Board finds the Application incomplete for the following reasons and returns it to the applicant to be completed.
- CHAIR: 13. Moving on to consider the Application's Compliance with all the applicable Codes and Ordinances, do any of you have a view or opinion on the application's Compliance?
- ALL: 14. Go back through 3,4,5,6,7,8,9,10 again.
- CHAIR: 15. In the matter of Compliance: the Board finds that the Application is compliant with the applicable Codes and Ordinances and hereby grants/approves the Permit, OR Non-Compliant and hereby denies the Permit for these reasons.

SOLAR FARM FOLLOW-UP ITEMS

June 21, 2021 / Rev. 1

ITEM NO.	PERMIT CONDITION	ITEM DESCRIPTION	REFERENCE	STATUS	NOTES
1	1	Copy of new proposed deed covenants	Applicant Drawing C-102 Rev. 8 dated 11/19/2020	not received from Solar Farm	Prior to start of construction and prior to being recorded at the Registry of Deeds (overdue). See also Eggett to Thies email dated 05/13/2020 included in the application of 8/16/2020 on this topic. See also Planning Board minutes 9/8/2020 "due prior to construction".
2	5	Detailed electrical schematic (R.F.C. Drawings)	Applicant Drawing C-102 Rev. 8 dated 11/19/2020	not received from Solar Farm	Prior to start of construction (overdue). See Article #9, Section 6, Paragraph 12, Page 36 of Commercial Development Ordinance. See also Planning Board minutes 8/25/2020 "due prior to construction".
3	6	Electrical training on system access and shutdown	Applicant Drawing C-102 Rev. 8 dated 11/19/2020	not received from Solar Farm	Due prior to system start up (Newport F.D. and other interested parties). See Article #9, Section 6, Paragraph 12, Page 36 of Commercial Development Ordinance.
4	7	Knox Box at all gates for emergency access	Applicant Drawing C-102 Rev. 8 dated 11/19/2020	not received from Solar Farm	Needed prior to system start up. Concurrent with item #3 above.
5	8	Notice of change of ownership	Applicant Drawing C-102 Rev. 8 dated 11/19/2020	not received from Solar Farm	When applicable. See also 4 associated items on C102 R8 Conditions 8 a, b, c, and d.
6	9	Annual detailed decommissioning estimate	Applicant Drawing C-102 Rev. 8 dated 11/19/2020	not received from Solar Farm	See Commercial Development Ordinance dated 02/11/20, Article 9, Section 7, Pages 37 & 38. Due Annually by 12/31. Updated written quotes required from subs and suppliers.
7	11	Noise survey	Applicant Drawing C-102 Rev. 8 dated 11/19/2020	not received from Solar Farm	See Commercial Development Ordinance dated 02/11/20, Article 8, Section 7, Pages 20 & 21. Due following start up. Written test results to CEO and abutters. See also Planning Board minutes 10/13/2020. Sound tests to be done within 3 months of start-up.
8	13	Adjusted funding of decommissioning surety account	Applicant Drawing C-102 Rev. 8 dated 11/19/2020	not received from Solar Farm	If the decommissioning cost estimate increases, then the surety must be increased accordingly. Original estimate with backup quotes on pages 137-140 of July 2020 application. Reference also Pledge and Disbursement Agreement (\$287,280.50).
9	14	Initial baseline water quality survey	Applicant Drawing C-102 Rev. 8 dated 11/19/2020	not received from Solar Farm	See Commercial Development Ordinance dated 2/11/20, Article 9, Page 37. Note: it was agreed that the applicant will contract and pay for the testing. Written results to CEO and abutters. See also Groundwater Monitoring Program dated 11/19/2020 in application dated 8/19/2020 which includes 10-15 key test parameters plus 39 compounds specific to solar panel projects.
10	14	Annual water quality survey	Applicant Drawing C-102 Rev. 8 dated 11/19/2020	not received from Solar Farm	See Commercial Development Ordinance dated 2/11/20, Article 9, Paragraph 4, Page 37. Written results to CEO and abutters. See also Planning Board minutes of 11/24/2020.
11	NA	Landscape Buffer Installation (see Landscape Buffer Detail)	Applicant Drawing C-102 Rev. 8 dated 11/19/2020	Due after buffer installation from CEO	CEO to confirm visual tree screen landscape buffer installed as shown on referenced drawing. See also articles 4 and 7 of the Commercial Development Ordinance dated 2/11/2020. See also CES schedule letter dated 10/22/2020 which is also included in the application dated 8/19/2020. See also Planning Board Minutes of 8/25/2020, "white spruce proposed".

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ITEM NO.	PERMIT CONDITION NO.	ITEM DESCRIPTION	REFERENCE	STATUS	NOTES
12	NA	Landscape Buffer Tree Maintenance	Commercial Ordinance dated 2/11/20, Article 7 Section 10, Paragraph 4	Annually by CEO	The owner shall be responsible for maintenance of the buffer planting and shall replace deceased (sic) plant material within one growing season.
13	2 and 3	No herbicides or pesticides	Applicant Drawing C-102 Rev. 8 dated 11/19/2020 Commercial Ordinance dated 2/11/20, Article 6, Section 2. Submission requirement item Q.	Annual inspection or observations by CEO Due to State 60 days after construction is complete	Applicant said they would mow a maximum of two times per year to control grass, shrubs, brush, etc.. See also Planning Board minutes 09/08/2020 "do not intend to use pesticides or herbicides". Applicants DEP Permit dated 5/8/2020 requires as built drawing to be submitted within 60 days of project completion. See page 128 of Application of July 2020. We can confirm compliance with state permits.
14	NA	As built drawing		Random inspections or observations supplemented with inquiries by CEO	No solvents or chemicals used to clean solar panels. Just rainwater or potable water. See also Planning Board minutes 9/8/2020 "do not intend to use hazardous materials to wash panels."
15	NA	Rainwater only to clean solar panels	committed to by applicant		

Note: The Commercial Development Ordinance details the CEO powers, duties, and enforcement authorities. Authorities are outlined in Article 4, Section 2; Article 5, Section 10; and Article 6, Sections 1 and 2. The penalties for violation are outlined in Article 7, Section 2.