



## SELECT BOARD Minutes

August 13, 2024

6:00pm – Public Hearing, Special Town Meeting, and Regular Meeting

At Broadcast Studio &  
Via Zoom & on YouTube

*Resolution: We, the Raymond Select Board, recognize our individual and collective responsibilities as leaders and representatives of our community. To this end, we pledge to conduct ourselves in a manner befitting these roles and duties. We pledge and encourage others to "Be the Influence" and to recognize that decisions matter.*

**Select Board members in attendance:** Teresa Sadak, Samuel Gifford, Denis Morse, Derek Ray (arrived at 6:17pm)

**Select Board members absent:** Rolf Olsen

**Town Staff in attendance:**

Richard Dowe (Library Director); Melanie Fernald (Town Clerk); Sandy Fredricks (Planning Board Admin); Wayne Jones (Fire Inspector); Sue Look (Town Manager)

### **Public Hearing**

#### **1) Open Public Hearing**

a) **Change Land Use Ordinance to Not Allow Commercial Solar Arrays in Rural and Shoreland Zones**

Vice Chair Sadak opened the Public Hearing at 6:00pm

The following people spoke:

Jennifer Danzig, Pulpit Rock Road – spoke about the history of this issue, original applicant for a solar farm has withdrawn their application, but that explains the wording of the Ordinance change, and gave some figures noted in studies and news articles.

Grace Leavitt, Leavitt Road – expressed her hope that the Planning Board will review this to ensure that there are no unintended consequences, such as removing the option to allow homeowners to put solar panels on their own homes for personal use.

Jennifer Danzig, Pulpit Rock Road – spoke to the concern that this change might affect personal solar, she ensures that the attorney they hired to review this matter has combed through the full ordinance and that this is aimed to only effect commercial solar arrays or “solar farms”.

Greg Foster, Ledge Hill Road – is worried that the retroactive portion of this proposed change is unconstitutional.

Select Board Vice Chair Sadak clarified that the wording proposed in this matter cannot be changed. That’s the wording that was on the petitions signed by residents, so that’s the way it needs to stay for this meeting.

Bob Wallace, Pulpit Rock Road – the reasoning behind the retroactive is that there was an applicant who wanted to begin a project.

Jennifer Danzig – states that there is a State law that allows retroactive ordinances. There is no longer an application on file.

Peter Leavitt, Leavitt Road – what is the status of the project up the road, the approved solar farm project? Just received an extension from the Planning Board,

Kyle Bancroft, Meadow Road - how did it go from protecting waterfront (shoreland) to also include rural residential? Questions a blanket ordinance change, wonders if it's more appropriate to review each application on a case-by-case basis. Does this limit the owners of large parcels who have land that can hold a project like this without disturbing abutters.

Jennifer Danzig, Pulpit Rock Road – project was partially in shoreland other part in rural residential near Thomas Pond, that project was proposed for a 10-acre parcel. This item stemmed from the specifics of the proposed project. The Planning Board will review the ordinance change and may make any additional changes necessary. DEP does not protect as much as you might think they would. Her neighbor's driveway flooded after the area was clearcut. The "blanket" change made it simplified enough to easily gather signatures on the Citizen's Initiative petition

Linda Pankewicz, Pulpit Rock Road – reminds everyone that we're not the only creatures involved here in decisions like this that change the land

Peter Leavitt, Leavitt Road – Comprehensive Plan being developed has policies embedded in the policies is the recommendation that there be a site selection criteria built into the solar energy ordinance. The intent is that there would be a specific set of criteria to make it less restrictive than this proposed blanket part of this proposed ordinance change.

Vice Chair Sadak closed the Public Hearing at 6:29pm.

## **Special Town Meeting**

### **2) Special Town Meeting Warrant**

#### **Town of Raymond**

August 13, 2024

#### **SPECIAL TOWN MEETING WARRANT**

Town Clerk Fernald opened the meeting by reading: In the name of the State of Maine, I am hereby required to notify and warn the inhabitants of the Town of Raymond, qualified by law to vote in Town affairs, to meet at the Broadcast Studio at 423 Webbs Mills Road in said town on Tuesday, August 13, 2024, at 6:00 P.M., then and there to act on Articles 1 through 2 as set out below.

**ARTICLE 1:** To elect a moderator to preside at said meeting.

Town Clerk Fernald entertained a nomination for Moderator.

Mr. Gifford nominated Teresa Sadak as Moderator.

**Motion** to close nominations by Vice Chair Sadak.

**Unanimously approved**

Ms. Sadak elected as Moderator by written ballot 3-0.  
Town Clerk Fernald swore Ms. Sadak in as Moderator.

**ARTICLE 2:** Shall an ordinance dated July 1, 2023, and entitled “An amendment to the Town of Raymond’s Land Use Ordinance Regulating Commercial Solar Energy Systems,” be enacted?

Select Board recommends Article 2

**Summary:** *This amendment with a retroactive date of July 1, 2023, will prohibit the installation of commercial solar energy systems in the Rural Residential District and all of the Shoreland Districts.*

**Proposed Ordinance Change:**

**An Amendment to the Town of Raymond’s Land Use Ordinance  
Regulating Commercial Solar Energy Systems**

The Town of Raymond hereby ordains that Chapter 300, Article 4 of the Land Use Ordinance and Chapter 350, Article 5 of the Shoreland Zoning Ordinance are emended as follows:

[Please Note: Old language is ~~stricken~~. New language is underlined.]

**§ 300-4.4. Rural Residential District (RR).**

A. Intent. The Town of Raymond recognizes that certain areas of Town will experience residential growth due to rapid population growth in the region. It is the intent of this section to allow these uses while maintaining the basic rural orientation of the community.

B. Permitted uses.

12. ~~Solar energy systems.~~ This provision has retroactive application to July 1, 2023.

**§ 350-5.4. Table of Land Uses**

Table 1 Land Uses in the Shoreland Zone				
Land Uses		RP	SP	LRR1 LRR2
35.	Solar energy systems	no	no	<del>PB</del> <u>*no</u> <u>*this provision has retroactive application to July 1, 2023.</u>

**Motion** to approve as presented by Mr. Morse. Seconded by Mr. Gifford

**Motion passes by a raising of cards of the registered voters present (vote 54:1)**

**[Note:** 55 registered voters were present for the meeting]

**Adjourn Special Town Meeting**

Vice Chair Sadak adjourned the Special Town Meeting at 6:36pm

*Respectfully submitted,*

*Melanie Fernald, Town Clerk*