

Town of Fort Fairfield
Wind Energy Technical Review Committee
Council Chambers
Monday, July 27, 2015
6:00 P.M.

Members: Dick Langley, David McCrea, Phil Christensen, John Herold, Heather Cassidy, Jim Everett, Todd Maynard, Tim Goff and Carl Young

Excused: Brent Churchill

Also Present: James Risner

Citizens: Susan Jones, Rick Shepherd and Anne McQuade

I. Call to Order – Richard Langley, Esq. – Committee Chair at 6:01 PM

II. Review/Acceptance of Minutes from July 13, 2015 Meeting

Motion: Carl Young moved to approve Minutes of July 13, 2015 as presented.

Second: Phil Christensen

Vote – All affirmative

III. Public Comment Period – None

IV. Old Business

A. Other - None

V. New Business

A. General Review of Updated Working Document - The group reviewed the draft document as it was presented. It was brought up that the reason this group was formed was with the intent to put together a group of good thinking, considerate people that really didn't have a bias one way or another for or against windmills. They were to develop an ordinance that would consider all aspects. There was a concern brought up regarding the setback distance, have a problem with shutting down a project based on the sight, one mile is a little excessive and it is too restrictive.

Something that was left out was a section on mitigation waivers; we can incorporate when the sub-committee meets. This is something that needs to be recorded with the Registry of Deeds and becomes part of the documentation of the land, it should state what needs to be included and how to record it. Such as the property line setbacks, audible noise levels, low frequency noise levels and shadow flicker. No mitigation waivers or other requirements can be permitted.

Motion: David McCrea moved to reconsider the one mile setback changing to a half mile.

Second: Jim Everett

Vote: Phil Christensen - No
David McCrea - Yes
Tim Goff - No
John Herold - No
Heather Cassidy - No
Carl Young - No
Jim Everett - Yes
Todd Maynard - No
Dick Langley – No

Discussion: The one mile setback is based on noise, both audible and infra low frequency sound. We came up with that number based on reports, generated over the years because of noise and medical issues. This ordinance is being put together to help protect the citizens of Fort Fairfield from health issues and maintain their well-being. The one mile setback is not based on line of sight but with noise, it is a safety issue. Looking at other wind farms in Maine, they are mostly in wooded and mountain areas with no homes in sight. Fort Fairfield is unique, people have a lot of money and emotion invested and ½ mile is too close. It is an annoyance, which studies have shown can cause health issues. Even with the one mile setback there are still opportunities out there for windmills.

Motion: Phil Christensen moved to add the mitigation waiver section to including mitigations of property line setbacks, audible noise levels, low frequency noise levels, shadow flicker setbacks and blade reflection and that these be recorded and live with the property forever after.

Second: Heather Cassidy

Vote- All Affirmative

Discussion: Mitigation plan would be based on each property owner, it would be site specific. This would have to be recorded and a notarized copy given to the Planning Board by the land owner.

It was also stated that this ordinance needs to be introduced at the August 19th Council meeting. After that the only changes that should be made would be by grammar or spelling, there should be no substantial changes. There will also need to be a legal review of the draft ordinance.

Motion: Phil Christensen moved incorporate the provision for an owner/operator to ask for an extension of 12 months but not to exceed one year.

Second: David McCrea

Vote- All Affirmative

Discussion: It was recommended to give the Planning Board guidelines for reviewing applications.

Motion: Phil Christensen amends his motion to include the language, "The Planning Board has the authority to grant an extension based on marketing conditions and if such extension is granted it has to be reviewed on an annual basis."

Second: David McCrea

Vote- All Affirmative

Another subject that needs to be added is regarding a safety plan which would include that all access roads need to be locked, emergency shut down plans, etc. Our ordinance needs to state that the owner/operator shall prepare a safety plan that describes all unsafe conditions, actions to be taken in case of extraordinary events, who is responsible for implementing the plan, names and contact information and follow up report requirements. Also added to that report is frost depth mapping and frozen ground modeling methodology.

Under Appendix A section 8 we need to strike "as determined by the Planning Board", and we need to list what the distinct phases are. Discussion followed regarding the escrow accounts, leaving a minimum balance of \$10,000.00 maintained at all times for professional fees.

B. List of Topics to be researched in advance of next meeting - There are a few more words that the definition sub-committee will be working on and this should be added by the next meeting.

C. Other – None

VI. Other- The Sub-Committee will meet on the 29th at 8:30am.

Next meeting is August 3rd at 6:00pm- Council Chambers

Motion: Phil Christensen moved to adjourn at 8:00 PM

Second: Jim Everett

Vote – All affirmative

Respectfully submitted,

Rebecca J. Hersey
Secretary Pro-Tem