1. **Roll Call**
   Janet McMahon, Carl Solberg, Mike Thayer, Mark Eckert, Gayle Erdheim, Jan Griesenbrock, Bob Butler, and Maxwell Johnstone (minutes).
   Guests: Danny Piper (Sundog Solar)

2. **Citizens Comments**
   None.

3. **Solar Farm Potential**
   This item was moved ahead of the minutes because Danny Piper had a limited time to speak with the Committee. Danny opened the discussion by introducing himself and explaining that Waldoboro’s substation issues that would prevent a solar project from occurring are like what towns throughout the state are experiencing.
   Danny explained about Waldoboro’s substation nearing capacity (7.42 MPA) and that a solar project is not likely to happen until it is upgraded to meet the demand for the backlog of solar projects in Waldoboro and neighboring communities. Mike asked if the power generated at Sylvania could just be distributed locally; Danny said that CMP needs to account for emergency situations and all power going to the substation at one time.
   Bob asked how this problem is possible when solar is supposed to be a backup to be off the grid; Danny said the problem is the number of solar projects generates more power than what the grid can handle when locations that are meant to be on solar are not using the amount being generated (ex: a business will not always use the amount of energy being generated by a solar farm, and that power needs to be stored on the grid until the power is being used again). Danny noted that too many projects generating electricity will result in an overloaded grid that will fail.
   Danny guessed that the problem is the transformer in the substation requires the upgrade since it might be outdated. Mike noted that he has dealt with similar projects and that there could be an easy solution to address it. Danny said that upgrades to the system, regardless of what is required, will cost millions of dollars and CMP already has a backlog of solar projects in the area that could use up that increased capacity unless CMP aims to future proof the system. Danny noted that upgrades will require either a solar developer to pay for the storage or CMP to upgrade the system that will likely require ratepayers to cover the costs unless there is action done by the State Legislature. Bob asked when CMP will be required to upgrade the system; Danny responded saying either the State Legislature will need to pass a law requiring the upgrade or when CMP finds it beneficial.
Bob also asked about using a battery storage unit as opposed to the grid; Danny said that hasn’t been tested and likely would not be a good long-term investment. Janet asked how long upgrades would take; Danny gave a recent example in Searsport that took roughly one (1) year to complete the upgrades. Mike asked if CMP would upgrade the system if there was a project that needed more power as opposed to upgrading the system to allow more power to be generated; Danny said CMP would still upgrade the but it would be a good idea for the Town to discuss the projects coming down the pipeline to see if substation can provide enough power. Danny added that planned upgrades for distributing power typically have CMP provide some financial assistance in the upgrade. (Danny left)

Bob and Janet discussed how the idea of solar should still be left on the table, and that there should be discussions with CMP and individuals in Augusta about upgrading the substation. Bob noted that other Waldoboro Committees should potentially get involved to help with gathering information on current and future energy usage. Max said that the Committee’s focus should be taking the information to construct a plan for the site, which could mean having a segment of the property being reserved for when solar is an allowed use.

4. **Hoffses House**

Max explained that he toured the building with Matt and Robin Day, who asked to review the building to see what was needed to save it. Matt and Robin said the building was in a good condition and only had two (2) noticeable areas that are causing damage: a dormer that was installed in the 1970s that is causing most of the water damage, and a small hole where the tree fell that has resulted in some mold being made. Max said that Matt would be willing to tour the building again for a more thorough review if that is requested. The building also has asbestos shingles on the exterior of the house but that is not impacting the inside conditions and are easy to remove. Janet said that the plugging of the hole could be done quickly until the roof is properly repaired, which is what Waldo Theater had done. Mike wondered why the Town should spend any funds on a building that John Daigle (Public Works Director) recommended to tear down; Max noted that the building can still be used and is not in a “tear down” or “dangerous building” status, and the recommendation was only from John Daigle. Various members of the Committee asked why the building should be saved if it can’t be used for anything; Max noted the building is just not allowed for the residential, child care, and educational uses that the Maine DEP noted in the Environmental Covenant, but he will speak with the Maine DEP again if there are any suggested uses. Carl requested to tour the building since he has had experience with historic building, and he could give an additional opinion on the building. In addition to Carl’s tour, the Committee requested receiving a detailed opinion from either John Daigle or Stan Waltz (CEO) on the condition of the building and if there are notable features for why it should be torn down.
5. **Survey**
Max distributed a first draft survey to the Committee. The survey, if approved, would be distributed to Waldoboro residents to receive input on potential uses on the former Sylvania site and Hoffses House. The survey will also be used to help give information to Waldoboro residents that may not be aware of the current situation of the site (the Town owns it, there are restrictions on the usage of the site, and there is a Committee working on the future use of the site).
Mark and Gayle offered to work on the survey some more to steer away from exact answers and to add in some formatting changes.
Members agreed to review the updated version at the May meeting with the hopes to have the survey sent out during the election season. Bob suggested mailing it with absentee ballots; Max suggested to hand out the surveys as residents leave the voting station since there has been a significant drop in absentee ballots and the in-person voting has had a huge turnout.

6. **Minutes**
Mike-Janet motioned to accept the March 7, 2022 minutes as presented. Approved unanimously with Carl abstaining.

7. **Committee Comments**
Mike suggested a cleanup day to get the trails made up; Max said he would bring up the idea with the Conservation Commission, who already had Public Works look down there and are going to potentially get Midcoast Conservancy to help. Carl said that he will also like to be part of the trail discussions since he has done that as well.

8. **Next Meeting**
Next Meeting is scheduled for April 4, 2022 at 4:30pm.