

**Town of Vassalboro**

**MORATORIUM ORDINANCE  
ON COMMERCIAL SOLAR ARRAYS**

**WHEREAS**, the Maine Legislature recently enacted several laws intended to encourage development of renewable energy projects in the State of Maine;

**WHEREAS**, as a result of these new laws, developers are proposing unprecedented numbers of commercial solar arrays throughout the state;

**WHEREAS**, the ordinances of the Town of Vassalboro do not include any regulations related to commercial solar arrays; and

**WHEREAS**, the unregulated location and operation of commercial solar arrays within the Town of Vassalboro raises legitimate and substantial concerns about environmental, health and safety impacts of such uses, as well as visual impacts and other considerations related to the appropriate siting of these arrays;

**WHEREAS**, the Town's current ordinances are insufficient to prevent serious public harm that could be caused by the unregulated development of commercial solar arrays;

**WHEREAS**, a moratorium is necessary to allow the Town to analyze and plan properly for increased development of commercial solar arrays; and

**WHEREAS**, the Select Board, Planning Board and Code Enforcement Officer shall study the current Town ordinances to determine appropriate amendments to address commercial solar arrays; and

**WHEREAS**, it is anticipated that such a study, review, and development of recommended Ordinance, changes will take at least one hundred and eighty (180) days from the date the Town enacts this Moratorium Ordinance;

**NOW, THEREFORE**, be it ordained by the voters of the Town of Vassalboro, that the following Moratorium Ordinance on Commercial Solar Arrays be, and hereby is, enacted and, in furtherance thereof, the town meeting does hereby declare a moratorium on the location, operation or licensing of commercial solar arrays within the Town.

For the purposes of this Moratorium, "commercial solar array" is defined as a solar energy collection structure of any size that is distributed to the electric power grid and not credited to one or more designated end users.

This Moratorium Ordinance shall take effect once enacted by the voters at the November 8, 2022 referendum election. The moratorium shall remain in effect for one hundred and eighty (180) days from the effective of this Ordinance, unless extended, repealed, or modified by the Select Board, for the express purpose of drafting an amendment or amendments to the current Town ordinances to protect the public from health and safety risks.

**BE IT FURTHER ORDAINED**, that this Moratorium Ordinance shall apply to commercial solar arrays that are proposed to be located within the Town on or after the effective date of this Ordinance; and

**BE IT FURTHER ORDAINED**, that notwithstanding the provisions of 1 M.R.S.A. § 302 or any other law to the contrary, this Moratorium Ordinance, when enacted, shall govern any proposed commercial solar array for which an application for a building permit, Certificate of Occupancy, shoreland zoning approval, site plan or any other required approval has not been submitted to and granted final approval by the Code Enforcement Officer, Planning Board or other Town official or board prior to the effective date of this Moratorium Ordinance; and

**BE IT FURTHER ORDAINED**, that no person or organization shall develop or operate a commercial solar array within the Town on or after the effective date of this Moratorium Ordinance without complying with whatever ordinance amendment or amendments the town meeting may enact as a result of this Moratorium Ordinance; and

**BE IT FURTHER ORDAINED**, that during the time this Moratorium Ordinance is in effect, no officer, official, employee, office, administrative board or agency of the Town shall accept, process, approve, deny, or in any other way act upon any application for a license, building permit or any other type of land use approval or permit and/or any other permits or licenses related to a commercial solar array; and

**BE IT FURTHER ORDAINED**, that those provisions of current Town ordinances that are inconsistent or conflicting with the provisions of this Ordinance, are hereby repealed to the extent that they are applicable for the duration of the moratorium hereby ordained, and as it may be extended as permitted by law, but not otherwise; and

**BE IT FURTHER ORDAINED**, that if commercial solar arrays are established in contravention of this Moratorium, each day of any continuing violation shall constitute a separate violation of this Moratorium Ordinance, and the Town shall be entitled to all rights available to it in law and equity, including, but not limited to, fines and penalties, injunctive relief, and its reasonable attorney's fees and costs in prosecuting any such violations; and

**BE IT FURTHER ORDAINED**, that should any section or provision of this Moratorium Ordinance be declared by any court of competent jurisdiction to be invalid, such a declaration shall not invalidate any other section or provision.

Date of Enactment (Effective Date): 11/8/2022