

Wareham Solar By-Law Study Committee
MINUTES OF THE MEETING
Wednesday, January 5, 2022
Place: **Room 24**
54 Marion Road
Wareham, MA 02571
[HYBRID MEETING]

1. CALL MEETING TO ORDER

The meeting was called to order by Chairperson McHale at 3:20 P.M.

2. ROLL CALL

Members Present: Nancy McHale (Chairperson)
Carl Schulz (Clerk) [ZOOM]
Jacqui Nichols
Linda Rinta
Christopher Conti
Denise Wolk [ZOOM]

Members Absent: Ronald Besse

Also present: Ken Buckland, Director of Planning
David Pichette, Conservation Administrator
Annie Hayes, Citizen
Tricia Wurts, Citizen

3. MINUTES TO APPROVE

MOTION: Motion made and seconded to approve the minutes of:

Minutes of the December 1, 2021 meeting
Minutes of the December 8, 2021 meeting and public comment session
Minutes of the December 15, 2021 meeting
Minutes of the December 22, 2021 ZOOM workshop

Motion passed (6-0-0)

MOTION: Motion made and seconded to defer approval of the minutes of
December 29, 2021 until the next meeting.

Motion passed (6-0-0)

Pending: Minutes of the December 29, 2021 meeting

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4. DISCUSSION ON MITIGATION

Discussion on comments from the AG Ruling on the Belchertown Bylaws

- The AG discussed the use and restriction of herbicides; Remain compliant with the Pesticide Control Act
- There were comments on the use of pesticides in dual use sitings (agricultural)
- The AG noted that mitigation funds must be deposited in a Town Account (ref; C44, S53g)

The Committee discussed the issues and questions about depositing funds in a Town account. It was felt that we do not want any mitigation funds deposited in a General Account.

The Committee discussed whether Belchertown, which maybe much larger than Wareham, was a good model.

Discussion on Tiered approach to Mitigation

- Combine a carrot and stick to incent siting where we most want it while avoiding locations that are not deemed desirable.
- Require the applicant to put aside comparable property. Discussed how much the set aside needed to be (1x to 4x). It was felt that 4x may be to much; what would be reasonable?
- It was noted that if a financial approach was used that the money need to be collected up front.

The Committee is still working to accommodate the breadth of scale for projects (small to large).

The Committee discussed how to consider the Town's Wet Land bylaws when crafting the proposed Solar Bylaw. Particularly how the Wet Land bylaw might prohibit solar over cranberry bogs.

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Chairperson McHale has reached out to a variety of State Resources to gather input on how much space should be set aside as well as how to value the land being taken for Solar in order to establish a mitigation.

Ms. Wurts noted that quality of the land being taken needs to be considered.

It was felt that input from a Forrester would be helpful. How would a Forrester value the land.

The question was raised – are we only trying to mitigate loss of forested land or are other types being considered. This is still open.

- We don't want to lose prime farm land soil.
- The mid-west has soil scoring.
- Wareham does not really have "prime" farmland soil; we have soil conducive to cranberry farming.

The Committee concluded that we should write the bylaw to reflect what we want and move forward with that; don't try and second guess the AG.

5. PUBLIC COMMENT

Ms Hayes offered the following thoughts:

- She is bringing a global perspective; changing precipitation; hotter temperatures.
- Is the Committee looking forward at the changes that will occur over the next 20 years?
- In considering mitigation we should remember that we cannot afford ANY cutting of mature trees. No mitigation will compensate for significant loss of mature trees.
- Referencing COP 26 – "all deforestation must stop"
- Ms. Hayes noted that we are not just losing trees to development we are losing them to invasive species.
- Ms. Hayes felt that the Town is not paying attention to our trees.
- Ms. Hayes felt that pollinator meadows (as a mitigant) are not meeting their goals.
- Ms. Hayes felt that we should create a bylaw that can evolve as technology changes as climate conditions change.

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6. CONTINUED WORK ON THE DRAFT BY-LAW

The Committee continued discussing that the shared Google Document was somewhat confusing and not easily worked with by all members. The growing edits and comments make the document hard to read.

Action: Mr. Schulz and Ms. Wolk to go through the working draft bylaw and clean it up to make it easier to read.

The Committee feels that the outline document prepared by Mr. Buckland (distributed by email on 2021.12.20) was easier to work with.

Action: Ms. Nichols to integrate updates, comments, from previous discussions into the outline.

The Committee discussed how to present the changes to the Warrant and then how to explain them to the citizens.

- The option is to present a “whole sale” replacement of Section 590 vs. presenting a word-by-word update.

Action: Chairperson McHale to reach out to the Town Moderator to get her input on how to submit the update

Reminder that we have to review and finalize the Definitions in Article 16.

Reminder that we have to review and update the Use Table in Article 3.

7. COMMITTEE SCHEDULE

The Committee agreed to move to a ZOOM format until COVID conditions improve.

8. ADJOURNMENT

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MOTION: Motion made and seconded to adjourn the meeting at 5:10.

Motion passed (6-0-0)

9. NEXT MEETING

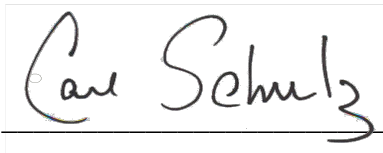
Wednesday, January 12, 2022

Place: **ZOOM**

Date signed: _____

Date Signed
By Carl Schulz, Feb 16, 2022 at 12:31

Attest: _____



Clerk Wareham Solar Study Committee

Date copy sent to Town Clerk: _____

Date Submitted
By Carl Schulz, Feb 16, 2022 at 12:31