

Wareham Solar By-Law Study Committee
Minutes of the Meeting
Wednesday, February 16, 2022
Time: 4:00pm – 5:30pm
<https://us02web.zoom.us/j/86496957835>
Meeting ID: 864 9695 7835

1. CALL MEETING TO ORDER

The Meeting was called to order by Chairperson McHale at 4:00 P.M.

2. ROLL CALL

Members Present: Nancy McHale (Chairperson)
Carl Schulz (Clerk)
Linda Rinta
Ronald Besse

Members Absent: Jacqui Nichols
Denise Wolk

Also present: Ken Buckland, Director of Planning
Jim Munise, Member Select Board
Jim Eacobacci, ZBA Member
Tricia Wurts, Citizen

3. BOARD MEMBERSHIP UPDATE

Chairperson McHale noted that the ZBA has not appointed a member as yet. She has had communications with Chairperson Elkallassi.

4. MINUTES TO APPROVE

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

Minutes of the February 2, 2022 meeting

Motion passed (4-0-0)

Pending: Minutes of the February 9, 2022 meeting

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5. REVIEW OF WORKING DOCUMENTS

Review of DOER Guidelines and SMART Guidelines for Solar Placement

Ken Buckland provided copies a document (225 CMR: DEPARTMENT OF ENERGY RESOURCES) prior to the meeting which contained updated guidance from the State restricting siting of solar projects within Priority Habitat. Broadly this would exclude most of the area north of Route 25. However, he recommended that the Committee review the criteria for possible (explicit) inclusion in our By-Law.

The Committee reviewed the siting map and the summary of siting restrictions and performance standards noting:

- This map (layer) does not include cultural heritage and endangered species.
- There is a protected moth in the Pine Barrens.
- These regulations were last revised in September of 2021. The projects currently pending before the Planning Board were all filed before this revision and therefore are exempt.
- In general, the restrictions seem to match the ideas that have been discussed by the Committee
- It was noted that the restriction from using contiguous parcels would likely have prevented the “Blue Wave” project. Board members were uncertain if this restriction (in all areas) would be beneficial. This would need more work before it should be added to the revised by-law.
- The Committee noted that adding clarification about restricting treated timber poles (until proved safe) would be needed.
- The document discusses Floating Solar which is not addressed in our by-law. It was noted the Floating Solar would only be allowed on “man-made” ponds.
- The Committee discussed the restriction capping size to <5000Kw. It was note that the previous MakePeace projects were larger than this.
- It was noted that **new** solar projects would be focused out of priority habitat . Minot Forest, Audabon properties, and Land Trust properties would be protected.
- The Committee discussed the definition of a “Residential Neighborhood” requiring a common lot line and the proposed setback requirement for a solar project. The intent being to provide a sufficient buffer.

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- These requirements, when added to the by-law, are “fair and balanced” and recognized that Wareham supports (see Ken’s spreadsheet) significant solar generation.
- The Committee discussed tree cutting. It was noted that, on a farm, timber is an important cash crop. The discussion on cutting trees is not as simple as balancing the climate impact of solar vs. trees. It was also noted that tree cutting for other land use does not face the significant restrictions imposed by the solar by-law.

Motion: Update the Working Document with these siting criteria and performance standards except for the item of siting on contiguous parcels.

Approved (4-0-0)

Action: Carl to integrate the siting criteria and performance standards into the Working Document.

Action: Carl to share the Working Document with Jim.

6. TIMELINE

Chairperson McHale summarized the current plan for getting this onto Spring Town meeting noting that we would need to get final copies to the Planning Board for the 2/28 meeting and the BoS meeting for 3/1.

No information about a Special Spring Town meeting is available yet.

We still need to finalize the Use Table and the Definitions section.

7. PUBLIC COMMENT

Ms. Wurts noted that she was heartened by the addition of the SMART / DOER siting criteria and performance standards.

She further noted that clarification on the relationship between rated capacity and land size would be important to the citizens.

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8. **ADJOURNMENT**

MOTION: Motion made and seconded to adjourn the meeting at 5:35 pm.

Motion passed (4-0-0)

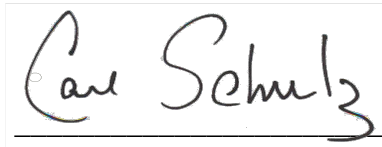
9. **NEXT MEETING**

Date: Wednesday, February 23, 2022
Time: 4:00 PM
Place: **ZOOM**

Date signed: _____

Date Signed
By Carl Schulz, Apr 17, 2022 at 09:29

Attest: _____



Clerk Wareham Solar Study Committee

Date copy sent to Town Clerk: _____

Date Submitted
By Carl Schulz, Apr 17, 2022 at 09:29