

Wareham Solar By-Law Study Committee
Minutes of the Meeting
Wednesday, February 23, 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 4:03 P.M.

2. ROLL CALL

Members Present: Nancy McHale (Chairperson)
Carl Schulz (Clerk)
Linda Rinta
Denise Wolk
Ronald Besse (4:20)

Members Absent: Jacqui Nichols

Also present: Ken Buckland, Director of Planning
Jim Munise, Member Select Board
Jim Eacobacci, ZBA Member (4:18)
Elise Leduc-Fleming, Executive Director Wareham Land Trust
Chloe Shelford, Editor Wareham Week
Annie Hayes, Citizen

3. BOARD MEMBERSHIP UPDATE

Chairperson McHale noted that the ZBA has not appointed a member as yet. Mr. Eacobacci would be attending this week to represent the ZBA.

4. MINUTES TO APPROVE

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

Minutes of the February 9, 2022 meeting

Motion passed (4-0-0)

Pending: Minutes of the February 16 , 2022 meeting

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5. WORKING DOCUMENT REVIEW

The working DRAFT has been updated to include the wording discussed at the February 16 meeting to incorporate the language that Ken had summarized from the CMR 25 document from the State.

The Committee discussed wording and terms of the revised document to further clarify everyone's understanding, make it readable for the citizens of the Town, and to make it specific to addressing the health, safety, and welfare unique to Wareham.

- Clarified that discussion of batteries was limited to accessory use and does not address utility-scale standalone battery systems. Confirmed that current by-laws are silent (not listed in the USE TABLE) on utility-scale standalone battery systems and therefore are NOT a permitted use. However, it was further clarified that Public Utilities like Eversource would not be restricted by this by-law.
- Discussed the scope and limits of the BioMap2. A concern was raised that the online map was dynamic and subject to change. The suggestion was made to incorporate an image of the map as of the date of the by-law. It was also noted that the Natural Heritage and Endangered Species map does not identify as much area as protected as the layer used by the SMART map.
 - The interactive map would need to be used to determine if a specific property would be restricted.
 - It was noted that BioMap3 is being developed.
- Committee agreed to change some specific references in capital letters, like Environment Impact Assessment, to lower case because we are not talking about a SPECIFIC ASSESSEMENT rather a general assessment.
- Continued discussion about Treated Timbers is needed.
- The current DRAFT does not include discussion of mitigation.

The discussion continued using an annotated draft shared by Chairperson McHale dated February 20.

It was also noted that the language in the Purpose section was very important to show legislative intent and to summarize how we are approaching protecting health, safety, and welfare of the Town.

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6. TIMELINE

The Committee discussed the schedule and the need to finalize this week in order to make the timeline for the Town meeting.

There is the possibility for submitting to the Special Town Meeting – March 28th is the deadline for articles for the Special Town Meeting.

7. PUBLIC COMMENT

Ms. Leduc-Fleming offered the following comment:

She recommended not tying the by-law to a date specific version of the BioMap and rather always used the most up-to-date version. She also recommended not including a map.

She noted that Permanently Protected is just that and is different than Natural Heritage and Endangered species. Both definitions need to be included.

8. ADJOURNMENT

MOTION: Motion made and seconded to adjourn the meeting at 5:00 pm.

Motion passed (6-0-0)

9. NEXT MEETING

Date: Wednesday, March 2, 2022
Time: 4:00 PM
Place: **ZOOM**

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Date signed: _____

Attest: _____

Clerk Wareham Solar Study Committee

Date copy sent to Town Clerk: _____