

Wareham Solar By-Law Study Committee  
Minutes of the Meeting  
Wednesday, March 2, 2022  
**Time: 4:00pm – 5:30pm**  
<https://us02web.zoom.us/j/87487189994>  
Meeting ID: 874 8718 9994

**1. CALL MEETING TO ORDER**

The Meeting was called to order by Chairperson McHale at 4:05 P.M.

**2. ROLL CALL**

Members Present: Nancy McHale (Chairperson)  
Carl Schulz (Clerk)  
Jacqui Nichols  
Linda Rinta (4:08)  
Denise Wolk

Members Absent: Ronald Besse

Also present: Ken Buckland, Director of Planning  
Jim Eacobacci, ZBA Member  
Linda Scharf, Citizen

**3. UPDATE**

Chairperson McHale noted that a Citizen's Petition Article had been submitted for Spring Town Meeting implementing a moratorium on large-scale ground-mounted solar projects for 15 months.

Mr. Buckland noted that the Citizen's Petition Article also include a provision to rescind Section 590 of the Zoning By-Laws.

The Committee discussed the impact of both warrant articles being submitted.

**4. 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.

Wareham Solar By-Law Study Committee  
Minutes of the Meeting  
Wednesday, March 2, 2022  
**Time: 4:00pm – 5:30pm**  
<https://us02web.zoom.us/j/87487189994>  
Meeting ID: 874 8718 9994

**5. MINUTES TO APPROVE**

No Minutes were ready to be approved.

Pending: Minutes of the February 16, 2022 meeting  
Minutes of the February 23, 2022 meeting

**6. REVIEW OF WORKING DOC**

The version reviewed was designed Version 4 and had been distributed on Tuesday March 1.

The Committee reviewed the definition of “Previously Disturbed” and confirmed that it had been added to the DRAFT for Article 16.

The Committee reviewed the document a section at a time and made wording updates to ensure that the wording was clear and understandable and to correct typos.

The Committee continued review of siting criteria and how best to protect unique areas in town. BIOMAP2 still seems to be the best way to identify those features. The Committee agreed to add 50% of Estimated Habitat to the description of protected areas in 593.1 number 4.

The Committee discussed how to handle “damaged habitat” (eg brownfields, pits, etc) that exist within a protected / restricted area. Do we intend to allow those areas to be developed for Solar? Mr. Buckland noted that any siting within priority habitat, even as-of-right, would required additional approval from Natural Heritage.

The Committee discussed how to allow enough flexibility in performance standards to consider the uniqueness of each project and allow the SPGA room to apply judgement

The Committee discussed how to protect the ground water by prohibiting the use of treated timbers to mount the panels. The Committee was trying to prevent what happened in Carver in the project mounting solar over the Cranberry bogs. The Committee agreed that simple direct language prohibiting chemically treated timbers to mount panels was prohibited but did allow for utility poles.

Wareham Solar By-Law Study Committee  
Minutes of the Meeting  
Wednesday, March 2, 2022  
**Time: 4:00pm – 5:30pm**  
<https://us02web.zoom.us/j/87487189994>  
Meeting ID: 874 8718 9994

The Committee discussed the intention of limiting soil removal. The intent was to prohibit developers from scaping the top layer of soil before developing the project; this was important as the understanding is that a solar site can be restored at the end of life. It was also noted that this was not the same as Sand and Gravel mining which is addressed separately.

The Committee discussed the idea of recommending that the Select Board form a committee to discuss the future of alternative energy and address the impact on and changes needed to zoning by-laws. The Committee supported making this recommendation.

**7. TIMELINE**

The Committee discussed the timing and process for getting our by-law in front of FinCom, the Select Board, and the Planning Board.

It was noted that the date for the public hearing held by the Planning Board on March 28<sup>th</sup>. The final documents need to be in the hands of the Town Clerk by March 10<sup>th</sup> to meet this date.

**8. PUBLIC COMMENT**

No public comment was offered.

**9. ADJOURNMENT**

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

Motion passed (4-0-0)

**10. NEXT MEETING**

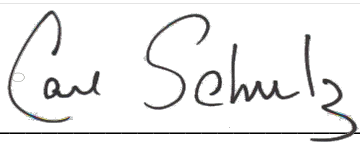
Date: Wednesday, March 9, 2022  
Time: 4:00 PM  
Place: **ZOOM**

Wareham Solar By-Law Study Committee  
Minutes of the Meeting  
Wednesday, March 2, 2022  
**Time: 4:00pm – 5:30pm**  
<https://us02web.zoom.us/j/87487189994>  
Meeting ID: 874 8718 9994

***Date Submitted***

***By Carl Schulz, Apr 17, 2022 at 09:47***

Date signed: \_\_\_\_\_

  
\_\_\_\_\_

Attest:

Clerk Wareham Solar Study Committee

***Date Signed***

***By Carl Schulz, Apr 17, 2022 at 09:48***

Date copy sent to Town Clerk: