

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

2. ROLL CALL

Members Present: Nancy McHale (Chairperson)
Carl Schulz (Clerk)
Denise Wolk
Jim Eacobacci, ZBA rep
Jacqui Nichols

Members Absent: Ronald Besse, ConCom rep

Also present: Ken Buckland, Director of Planning
Chloe Shelford, Editor Wareham Week
Betsy Mason, Attorney

3. BOARD MEMBERSHIP UPDATE

Mr. Buckland reported that Mr. Eacobacci was formally appointed as a member to the Committee on Tuesday March 22.

Ms. Rinta has resigned. It was felt that it was not useful to backfill her at this time.

4. MINUTES TO APPROVE

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

Minutes of the January 26, 2022 meeting

Motion passed (4-0-0)

Pending: Minutes of the February 16, 2022 meeting
Minutes of the February 23, 2022 meeting
Minutes of the March 2, 2022 meeting
Minutes of the March 9, 2022 meeting
Minutes of the March 16, 2022 meeting

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5. DISCUSSION OF THE WARRANT ARTICLE

The Committee discussed how to interpret the AG feedback on the denial of the June 2021 amendment to Section 590 and how it might affect the completeness of our work and the timing of our submission. It was felt that our work on the by-law was an (less-restrictive) improvement on what was submitted last year. It was noted that our focus should be on explaining at Town meeting how the by-law addressed the health, safety, and welfare of the Town and that our legislative intent was to allow properly sized and sited solar; not to be overly restrictive.

Discussion focused on Section 591 Purpose as this was where we described our intent and how we are addressing the Town's needs.

- It was suggested that one strength was our intent to protect our fragile and unique Pine Barrens habitat – one of the (3) remaining such habitats on the East Coast.
- The Committee as discussed the importance of protecting of environmental justice communities. How can we clearly explain to the Town what an environmental justice community is? Wareham is a Federally designated community. Add the definition in Article 16.
- Emphasize that we are trying to satisfy the State's energy objectives.

The Committee continued its work to clarify and refine the text of the remaining sections.

The Committee continued its discussion about which map coverage we are basing the protected area on. There was still confusion about what base should be used (SMART Guidance vs. BioMap2).

- There was a concern about getting Town support for a map that protects less area.
- Inserting the map into the by-law was discussed.
- Concern was expressed that we may be overly restricting new opportunities – we risk being shot down by the AG.
- It was noted that the SMART map, which references BioMap2, may contain an error.

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- It was noted, that although our preference is for roof top and parking lot solar, there are no real sites for LARGE-SCALE GROUND-MOUNTED (> 250KW) projects of this type in Town.
- A concern was raised that (much?) of the areas protected by BioMap2 are either already protected or already used for solar projects.
- Much of the area available under BioMap2 is already developed with housing and as such would not be available for solar projects.
- We reconfirmed our intent to use BioMap2 with Core Habitat, Critical Natural Landscape, Aquatic Core, Wet Lands, Priority Natural Communities and Forest Core layers.

MOTION: Motion made and seconded to use BioMap2 for guiding siting for solar.

Approved: (4-1-0)

The Committee continued discussion of the trade-offs between alternative land-uses:

- Solar does not add jobs or build community.
- Solar is “temporary” and the land could be returned to open space at the end of the lease.
- Other types of development do not have the restrictions we are imposing on Solar.

6. TIMELINE

The Committee discussed having handouts and flyers ready for the Planning Board meeting on March 28th.

Chairperson McHale will make the updates discussed and get the warrant article submitted tomorrow.

7. PUBLIC COMMENT

No Public comment was offered.

8. ADJOURNMENT

MOTION: Motion made and seconded to adjourn the meeting.

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Motion passed (5-0-0)

9. NEXT MEETING

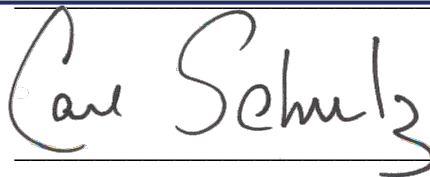
Date: Wednesday, March 30, 2022
Time: 4:00 PM
Place: **ZOOM**

Note: The presentation to the Planning Board will be March 28th.

Date signed:

Date Signed
By Carl Schulz, Apr 18, 2022 at 09:32

Attest:



Clerk Wareham Solar Study Committee

Date copy sent to Town Clerk:

Date Submitted
By Carl Schulz, Apr 18, 2022 at 09:32