

**Town of New Lebanon**

**Zoning Re-Write Committee**

**Meeting Minutes – September 27, 2016**

Attending: Mark Baumli, Tony Murad, Greg Hanna, Cynthia Creech, Wes Powell, Ted Salem

The meeting began at about 6:05 PM

**Solar Energy** – The meeting was entirely devoted to this subject. Previous to the meeting, Ted provided the committee with an outline of issues to be discussed. These minutes are based on that outline and record the how each issue should be treated in a proposed local law. The discussion also centered around the input from the two community forums.

Definitions

- “Small” Scale Vs. “Large” Scale –
- The distinction should be based on on-site vs. off-site (commercial) use.
- Better terms for the distinction will help
- All roof mounted, no matter what the size, will be considered small scale
- Ground mounted - anything larger than 1000 sf will be considered large
- The definition scheme must make provision for Community Distributed Generation (CDG) arrangements – perhaps “medium.”

Applicability

Apply only prospectively

Smaller – Accessory:

Roof-Mounted –

- All zones - Yes
- Building Permit – even for flush mounted? - Yes
- Maximum height – same as zone in which located
- Maximum tilt – model = 18” - yes, apply to all facing directions
- Must // roof plane? - no, per tilt decision

- Fire safety and emergency access – do we need to address? - not sure if covered in building code. **Action Item: Ted will follow up with Kent and LVPA**
- Signage needed on/near house and meter panel to alert firefighters
- Exempt from SPR even if commercial? - Yes
- Arrays on flat roofs should be screened from road frontage

#### Ground Mounted

- All zones - Yes
- Building permit? - Yes
- Height and setbacks – same as zone in which located, per existing code- Also include % of lot coverage per existing code
- Lot coverage % or sf limit? - Yes on % of lot coverage per existing code and no on sf limit
- Restrict to side/rear yards? - Yes. NOTE: “front” includes the entire width of the property along the house line.
- Address glare - Yes
- Screen/Minimize view blockage of surrounding properties? - No
- Exempt from SPR if on-site - set a sf limit?? - Yes, 1000 sf
- Signage to alert firefighters per roof mounted.

#### Building Integrated

- Do we need to address – no, not necessary since covered in building code
- Only review is building permit application - yes

#### Large Scale Solar Installations (Solar Farms):

##### Design Standards

- Zones – open, but inclination toward 4 commercial zones. CDG in all zones. Also, set a maximum number (for the town?) (for any given year?)
- Height and setbacks – per zone in which located per existing zoning code
- Lot size (Minimum) - No
- Lot coverage % - Yes, per existing zoning code
- Fencing and Signage - Yes
- Screening, buffering - Yes

- Limit tree removal or require offset plantings? - No
- Roadways – impervious? - Yes
- Address glare? - Yes
- Utility and transmission lines – underground? - Yes

#### Application and Review Process

- Planning Board –
- Use table reflect SP/SPR for large scale, including CDG; P for small scale

#### Decommissioning

- Apply to small scale? - No
- Time Period – deemed abandoned – did not discuss
- Bond? - did not discuss

**Action Item: Ted will draft a local law reflecting these changes, based primarily on the the state's Model Law**

The meeting was adjourned about 8:15 PM

Next Meeting: October 25, 2016