

**Town of New Lebanon  
Zoning Re-Write Committee  
Meeting Minutes – October 25, 2016**

Attending: Mark Baumli, Chuck Geraldi, Greg Hanna, Cynthia Creech, Wes Powell, Ted Salem

The meeting began at 6:00 PM

**Solar Energy** – The meeting was entirely devoted to this subject. Previous to the meeting, Ted provided the committee with a draft local law based on the previous month’s discussion and decision points. These minutes reflect changes the committee wishes to make to that draft or highlight items that remain open issues.

General

- The committee recommends that zoning requirements for solar be woven into the existing zoning code, as opposed to a standalone local law. The committee will seek the town attorney’s recommendation.

Statement of Purpose

- The committee recommends that this be included in the ordinance

Definitions

- To the extent possible, keep related definitions together by using the convention: Solar Energy System, Ground Mounted; Solar Energy System, Roof Mounted; etc.
- Shared Solar – add phrasing that requires that the majority of users must be from New Lebanon
- Add definition regarding surface area coverage in regard to lot coverage restrictions for ground mounted units. **Action Item: Ted will revise these two definitions.**

Applicability

- In subsection B, change to State Building Code/International Building Code for clarity

Smaller – Accessory:

Roof-Mounted –

- Generally, the committee wanted to review the materials that Cissy and Wes came back with from the previous day’s training. In particular, the committee wished to allow greater than 18” tilt and the ability for roof mounted units to pan toward the sun (and therefore not necessarily be at the same angle as the roof. **Action Item: Greg will take lead and follow up with Cissy.**

Ground Mounted –

- The committee reaffirmed both the 10’ setback and side/rear yard restriction.
- Lot coverage –
  - As noted, need better definition of surface area; the committee sees this as the area covered by the panels at the tilt most closely parallel to the ground.
  - Correct the reference to lot coverage requirement to 205-7 B (9) (c) [2]] [c]
- Delete the word “the” in the second line item 6

## Large Scale Solar Installations (Solar Farms):

### Approval Standards

- The restriction to 3 per year should include Shared Solar Arrangements (that are >1000sf) but there is lingering interest in continuing to exclude these arrangements from the 3 limit
- Considerable discussion ensued on how the 3 are picked and whether the code should get into the procedure for doing so. The committee landed on allowing all applicants to pursue their applications and that the first three to complete the approval /special permit process will be permitted to proceed for that year. Any remaining would carry into the next year's pool.
- Decommissioning –
  - Substitute “is no longer in usage” for “can no longer be used.”
  - Open Item – whether to retain the last sentence in regard to putting a lien on the property. To cover costs of removal and restoration. The town attorney will be consulted.

The committee will review revisions/additions made based on the current meeting as well as review the remaining sections of the draft law at the next meeting.

The meeting was adjourned at 7:30 PM

Next Meeting: November 29, 2016 at 6:00 PM