

APPROVED AS AMENDED  
Planning Board  
Meeting Minutes  
Tuesday, November 7, 2017

**Members Present:** Ross Tourigny; Suzanne Gray; Paul Haynes; Terry Silverman; Matt Buonomano; Nancy Carney, Selectman's representative

**Others Present:** Robert Young, alternate

**CTO:** Silverman called the meeting to order at 7:01 pm.

**Minutes 7:01 pm.** Buonomano moved to accept the minutes as written, Gray seconded, and the Board agreed unanimously.

**Solar 7:03 pm.** Buonomano suggested adding provisions for glare considering Troy had included it in their solar ordinance. Gray and Carney discussed how it would be very difficult for the town to regulate, particularly being that glare might be at a certain time of day during a specific season. The board discussed how *solar panels are more for absorbing than reflecting the sun; and considered reaching out to solar manufactures/installers on how they would mitigate it.*

Tourigny pulled an article up on his phone from the Department of Energy about how reflectivity of solar panels is largely a myth. Buonomano discussed the section on screening in the design regulations and that the section may help prevent issue. After further discussion, the Board felt that the reflectivity wouldn't be an issue.

Young asked about the screening requirements outlined in the ordinance, wondering if *they* may be interpreted as too restrictive. Silverman clarified that those screening measures would be on an as needed basis. Referring to 5 A 1 d in the ordinance draft, Young wondered if requiring a stamped letter from a certified engineer was a lot to ask of homeowners. The Board discussed what requirements for approval seemed like overkill under 5 A 1. Carney noted that the draft should say 'construction permits' and not 'building permits' and also noted that several of the permits listed as subject to being required, are permits not required in the Town. Silverman suggested getting rid of all of them *except* C & D; the Board agreed to keep C.

Silverman pointed out that in the ordinance, under commercial, there is nothing for noise abatement, and suggested using language from past ordinances to address noise frequency limits of machinery.

Buonomano questioned 5 C and expressed that 150 days seemed too short a time period; Haynes and Young agreed. Buonomano suggested it be changed to a year. He added that in Section 6 it should be clarified as residential-scale solar system standards.

Buonomano pointed out Section 9 and wondered if it was necessary in the ordinance. Silverman read the solar tax exemption portion from the code book aloud. Gray, Carney, and Silverman

discussed how the section is not specific to photovoltaic or renewable energy generation, and would not apply to commercial or utility. The Board agreed to remove the section.

The Board discussed the section on signs in the ordinance draft. Haynes and Carney noted that the sign ordinance already existing should protect the town from any issue. The Board agreed to remove this section.

Gray noted that under Section 6, it says to give notice to the SPR authority, which should be changed to planning board. Gray then pointed out, under the Historic District standards, that the need for a stamped letter from a certified structural engineer can be removed. Silverman added that the special exception should be removed from this section, too.

The Board reviewed the principle/accessory use charts, and noted that ground-mounted is allowed in residential district and should be reflected as such in the chart.

Gray discussed moving forward towards a public hearing for the ordinance. Silverman made a motion to move the ordinance to a public hearing, as amended. Buonomano seconded, and the Board agreed unanimously.

The meeting adjourned at 8:40 pm.