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Town Planner's Project Review
Wednesday, March 13, 2019

- X. **Solar Energy Systems – Revised Draft**. Proposed amendments to the Zoning Ordinance to accommodate solar energy systems as accessory uses and principal uses.
- I recommend that the Planning Board review the revised draft, make any changes, and then schedule a public hearing for March 27.

The Planning Board held public hearings on its second version of the draft ordinance on September 12, September 26, and October 10, 2018. The board closed the public hearing, reviewed the public comments on November 7, 2018 and January 30, 2019, and revised the draft accordingly. The enclosed document is the Planning Board's third version. If the board finds this draft acceptable – with or without additional changes – it can schedule a new public hearing.

We included copies of the most recent draft in the last packet that was sent for the February 13 meeting. If any board member would like another copy please let me know and I will bring it to the meeting.

I recommend changing the 10 feet to 12 feet below, under both Single Family or Duplex and Multiunit or Nonresidential systems on page 5 of the draft. A professional installer pointed out to me that standard freestanding systems are often 10-1/2 feet in height. I believe that the intent of the Planning Board was for the 10 foot threshold to cover most freestanding systems.

Placement. For a freestanding solar energy system, no part of the system may be placed closer to the front property line (and side property line in the case of a corner lot) than the fully enclosed part of the house closest to the street. In addition, for a freestanding solar energy system that exceeds ~~10 feet~~ 12 feet in height (any part of the system), no part of the system may be placed closer to the front property line (and side property line in the case of a corner lot) than the fully enclosed part of the house furthest from the street.