

**TOWN OF LINCOLN**  
**MINUTES OF THE PLANNING BOARD**  
**FEBRUARY 6, 2019**  
**TOWN OFFICES**

**PRESENT:** Margaret Olson (Chair), Gary Taylor, Stephen Gladstone

**NOT PRESENT:** Lynn DeLisi, Richard Rundell

**STAFF:** Paula Vaughn-MacKenzie

**8:00 AM Planning Board Working Session and Discussion:**

- Solar Amendment, Section 13.6

Members of the Green Energy Committee: Peter Watkinson, Edward Kern, and Jim Hutchinson as well as Board of Selectmen member Jennifer Glass joined the Board for the discussion and working session.

The Board discussed the goals of the zoning amendment.

1. Allow Solar Energy Systems to defray the cost of electricity purchased for consumption on site or allow the sale of all or a portion of electricity generated by the Solar Energy System to the local utility company, through payments from a third-party owner/provider of the Solar energy System or through purchase of electricity at reduced prices from the owner/provider of the Solar Energy System.
2. In residential zones, allow unlimited roof or building integrated systems except where there is an additional ground mounted system. In cases where there is a combination of roof mounted and ground mounted system, all Solar Energy Systems on the property may have a maximum capacity of 125% of the yearly consumption needs of the property. This would allow flexibility if a homeowner purchased electric vehicles in the future or added square footage to their property. The cap on energy production will also prevent property owners from creating a commercial enterprise to sell energy to a third party or the grid in a residential zone.
3. Allow an exception for Municipal Properties located in residential zones to allow larger Solar Energy Systems such as for the schools, the transfer station, and any other municipal properties.
4. Properties located in any Commercial Zone will not have a cap on Solar Energy Systems as commercial uses are allowed.

5. Add a definition for a Canopy/Carport which will be a stand-alone structure with 100% of the nameplate capacity of the solar collector panels used for generating power installed on top of a parking surface or pedestrian walkway in a manner that maintains the function of the area beneath the canopy. The allowable height for a Canopy/Carport will be 17 feet.
6. The addition of a definition of a Roof Mounted Solar Energy System.
7. The addition of a requirement for a bond or other surety in the event of abandonment of a commercial Canopy/Carport if the Planning Board feels it is necessary to address public safety concerns.
8. The addition of a waiver provision to allow the Planning Board flexibility on a case by case basis in giving waivers for any of the provisions in this Section.

The group next reviewed the language of a draft bylaw. Town Counsel had reviewed it as well and it included her comments. Consensus was reached on the following:

#### Residential Zones:

1. The capacity of Roof Mounted Solar Energy Systems and Building Integrated Solar Energy Systems shall not be restricted. If a property has both a Roof Mounted or Building Integrated and a Ground Mounted System, the maximum capacity allowed will be 125% of the annual consumption needs of the property.

This provision serves to give flexibility for future capacity in the event a homeowner added electric cars or needed future capacity but prevents the commercialization of solar systems on extra acreage or open space.

2. For Roof Mounted Solar Energy Systems, the top surface of any Solar Collector Panel shall not exceed 12 inches above the adjacent finished roof surface and below the ridge line. The top most point of a Solar Collector Panel mounted on a flat roof shall not exceed 30 inches above the adjacent finished roof surface or below any adjacent parapet.

This provision brings the height of Solar Panels in line with current practices while keeping the aesthetic below the ridge line. On flat roofs, it allows Solar Panels at a height of up to 30 inches and at any height if they are concealed by adjacent parapets.

3. Solar Energy may be used to defray the cost of electricity purchased for consumption on site or may be sold to the utility company and other third parties including owner/providers of Solar Energy Systems.

This provision brings the current bylaw in line with current incentive programs which have changed since the bylaw was first adopted. The current bylaw only allows the Solar Energy to be directly used onsite.

4. Properties used for Town Municipal purposes are exempt from capacity restrictions.

This provision allows the contemplated school solar project. The current bylaw has a maximum restriction of 250Kw for ground mounted systems anywhere in Town except within the Solar

Overlay District which is located at the Minuteman School and Carport/Canopy systems are not included in the bylaw.

5. The Planning Board may require bond or other surety in the case of abandonment, in the interest of public safety as part of their site plan review process.

This provision allows the Planning Board to require a bond in cases where they feel public safety is a concern if the solar system is abandoned. An example would be a Carport/Canopy System where it would be continued to be used for parking and deterioration would be a safety issue.

6. Canopy/Carport Solar Energy Systems shall be restricted to 17 feet.

It was noted that if the Canopy/Carport needed to accommodate large trucks, the height may need to be greater than 17 feet. The catchall waiver provision will allow the Planning Board to waive this height restriction in their site plan review process.

Non-Residential Zoning District and Municipal Properties in all Zoning Districts:

1. Capacity is not limited for any Solar Energy System.
2. Roof-Mounted, Building-Integrated, Ground Mounted and Canopy/Carport Energy Systems are all allowed.
3. The same regulations for the height of Roof Mounted Solar Panels on sloped and flat roofs will apply.
4. Solar Energy may be used to defray the cost of electricity purchased for consumption on site or may be sold to the utility company and other third parties including the owner/provider of Solar Energy Systems.

General Waiver Provision

1. There will be a general waiver provision that gives the Planning Board the flexibility to waive any requirement of this bylaw on a case by case basis through the site plan review process.

There was a discussion regarding other large properties in Town such as Drumlin Farm or other non-profits. These properties are non-residential uses allowed under the Dover Amendment in residential zones. These properties would be regulated under the Residential section of this section. The capacity of the Solar Energy Systems would be unlimited in the case of Roof-Mounted or Building-Integrated systems but would be capped at 125% of the consumption of the property in the case of Ground Mounted, Canopy/Carport or a combination of these systems and any Roof Mounted or Building Integrated System.

The Planning Board has scheduled a working session/discussion of all proposed zoning amendments on Tuesday, February 12, 2019 at 7:00pm in the Donaldson Room. Public Hearings for zoning amendments will be scheduled on February 26, 2019 at 7:00pm.

Approved as amended February 26, 2019

