

Date: January 26, 2023

To: Gilford Township Planning Commission

From: Mark A. Eidelson, AICP

Re: *Zoning Ordinance – REVISED Draft Solar Energy System (SES) Amendments*

Attached are updated draft amendments to the solar energy system provisions of the Zoning Ordinance based on the results of my recent meeting with the Planning Commission on January 17. During the meeting, the Commission reviewed and discussed the previously submitted draft amendments dated January 12. The revisions incorporated into this updated draft can be summarized as follows:

- Revised Section 13.19(A)(2), (3), and (4), regarding definitions, to remove references to roof-mounted SES (no longer to be regulated). In addition, Section 13.19(A)(2) was revised to clarify that solar powered lights used to illuminate walkways, gardens, and similar landscape areas, that do not exceed one (1) sq. ft. in solar panel area, shall not be construed as a Small SES.
- Revised Section 13.19(E)(1) to establish an exclusion zone in the Gilford area, and to clarify that Large SES are permitted in the A-1 District only – an unintended omission in the originally adopted Ordinance.
- Revised Section 13.19(G) to expand the scope of roof-mounted SES exempt from the need for a zoning permit – not just those systems that are shingle-like in general character). Section 13.19(G) was also revised to clarify that while roof-mounted SES are not subject to a zoning permit, they must still comply with the applicable standards in Section 13.19 (subsections (C)(3) and (D)(3)).

All “boxed narratives” that were part of the initial draft submittal has been removed as they were directed to the Planning Commission and not the general public.

I have provided Jacob with a draft public hearing notice should the Planning Commission schedule a hearing.

I will be out of my office during the month of February. I will respond to any communications upon my return if not before.