

On February 24, 2016 the Newbury Township Zoning Commission (ZC) held their regularly scheduled monthly meeting in the upstairs meeting room of the Newbury Town Hall. Jerry Hudak chairman, called the meeting to order at 7:00 p.m. with Mike Nelson, Ed DeJuliis and Margaret Avalon present.

Mike Nelson moved to approve the minutes of the January 27, 2016 ZC meeting, Ed DeJuliis seconded the motion that was approved by unanimous vote.

Jerry Hudak introduced Stuart Lipp of BOLD Alternatives (BA) - Solar Sales who presented information on “good solar vs. ugly solar” noting 60 installations in this area, 30 that BA built plus collaborating in 30 others. He explained the photovoltaic process – transforming sunlight to DC power. He demonstrated with a 40” x 60” PV solar module: a frame consisting of silica SiO₂ cells between 2 glass sheets capable of withstanding 130 mph winds. These modules are arrayed for either rooftop or ground mounted applications - each module with its own inverter capable of transforming DC to AC power to a string basement electrical panel. The California code has become the solar industry standard.

In this area the optimum exposure angle is 5 to 10 degrees (from horizontal) with a dual axis tracker SE to SW to follow the sun – their Cadillac system. At night the array goes into sleep mode, either flat or perpendicular. The maximum recommended array height is 20 to 22 feet. The modules come with a 5 year warranty and a 1 year inspection contract. Modules are projected to last 25 to 30 years.

A simple system may cost \$10,000 with a 30% tax credit. Expected payback in electricity savings could be 8 to 10 years with 5 years possible savings for corporations. Arrays are sized to provide between 60 to 80 % of yearly power usage. Reflective glare could be problematic particularly near an airport.

To Ed DeJuliis’ questions, Mr. Lipp verified BA was licensed and NAFTA certified to design and install solar systems per maximum ASPE wind standards. He said the module weight was 3 to 4 lbs/sq.ft. and roofs in NE Ohio can easily withstand that. Grid tie-in systems do not need battery storage. If batteries are required they should be in basements for easy maintenance. In the event of a power outage, the modules have an automatic cut-off with no line feedback possible. Power to the house is by auto-start generator to selected circuits. A string inverter alternate tying 12 to 18 modules in the same power line is not recommended in this area due to shade and/or snow deflection on the entire string.

Mr Lipp described the 24 module tracker 6.7 kw system as costing about \$40,000 capable of producing 10,000 kwh per year. A roof top system may cost \$25,000 to produce 7400 kwh per year. Decommissioning would be handled by a separate fee.

The ZC thanked Mr. Lipp for his informative presentation and willingness to answer all questions.

Jerry Hudak said the next regularly scheduled ZC meeting would be held on March 23, 2016 at 7:00 p.m.

The board agreed that the next zoning amendment should contain alternate energy and any recommended changes to Conditional Uses.

Margaret Avalon presented a review of Conditional Uses in all districts for possible changes to be considered at the next meeting.

Mike Nelson moved to adjourn the meeting, Margaret Avalon seconded the motion that passed by unanimous vote at 8:20 p.m.

Signatures of the Zoning Commission:

Jerry Hudak, Chairperson

Mike Nelson, V. Chair

Margaret Avalon, 1st alt.

Steve Boughner

Ed DeIuliis

Tricia Hajma, 2nd Alt

Attest: Marge Hrabak, Sec'y,

Date: