

On October 24, 2016 the Newbury Township Zoning Commission (ZC) held their regularly scheduled monthly meeting at the Newbury Town Hall.

Jerry Hudak chairman, called the meeting to order at 7:00 p.m. with, Mike Nelson, Ed DeIuliis, Steve Boughner, Margaret Avalon and Tricia Hajma present.

Jerry Hudak stated that the May 16th meeting (and all subsequent summer meetings) had been cancelled waiting for the trustees review and suggestions regarding the solar panel, alternate energy amendment, prior to the ZC final enactment and submission to the Planning Commission.

He shared the trustees’ letter with solar panel questions and suggestions:

- 1) Questioned authority to require 125% of applicant’s electric bill.
- 2) Questioned the 45 ft maximum allowed height,
- 3) Questioned 6 to 7 ft size & number (10) of free standing panels,
- 4) Questioned source of 110 mph minimum wind speed specification.

Jerry Hudak said he liked having the trustees review and will do the same for the future zoning amendment proposals.

Marge Hrabak explained that the “125% electric bill” requirement had previously not been approved and probably would not pass the Planning Commission review.

Jerry Hudak asked the board to send the solar panel amendment with the Trustees comments, to the Planning Commission – all agreed.

Board members discussed the 45 ft. maximum height requirement, agreed that it represented a 10 ft. high panel array allowed on a maximum flat roof height of 35 ft. – to be added to Sec. 5.07 B2; also eliminated the permitted “panel extension over roof”.

Jerry Hudak called for a motion to approve the 2016-1 amendment with the above changes: Steve Boughner moved and Margaret Avalon seconded the motion with the vote as follow:.

Steve Boughner	yes
Margaret Avalon	yes
Mike Nelson	yes
Ed DeIuliis	yes
Jerry Hudak	yes

Steve Boughner moved and Margaret Avalon seconded the motion to initiate the 2016-1 zoning amendment that passed by unanimous vote.

Ed DeIuliis moved and Steve Boughner seconded the motion to hold the public hearing for Zoning Amendment 2016-1 on November 21, 2016 at 7:00 p.m. at the Town Hall – the motion passed by unanimous vote.

Jerry Hudak said the next regularly scheduled ZC meeting would be held on November 21, 2016 after the amendment public hearing at 7:00 p.m.

Margaret Avalon moved to adjourn the meeting, Mike Nelson seconded the motion that passed by unanimous vote at 8:10 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: