

January 29, 2025

Ordinance Committee

Councilors: Bob Vail, Mike Edes

Staff: Bill Longley, Jennifer Doten, Bridget Perry, Matthew Sturgis

Called to order at 5 pm

1. Fireworks

- a. Option B to be sent to council. This would restrict to 7/4 for 4 pm to 12am (Midnight) and 12/31 for 4 pm to 12 am (Midnight).

John Leavitt of Greely Road found option b to be a good compromise, would prefer to a ban. Noted the surrounding towns that have bans and those that allow them. Also Germany is considering a ban due to injuries. Belgium is as well. The U.K. is considering a ban due to PTSD concerns, animal adverse effects, and the loss of a red panda in the Edinburgh zoo due to fright from fireworks.

2. Solar

- a. Residential Solar. The conversation is on roof mounted, ground mounted, and pole mounted setback standards.
- b. The dimensional standards were discussed.
- c. Ryan Keith, solar installer, spoke on the benefits of solar as an option and his motivations for being net zero and carbon neutral. Spoke of challenge of achieving the net zero goal and how solar trackers can achieve that goal. Roof systems are not large enough to offset current electric bills, and trackers are able to meet that goal due to the increased productivity and efficiency. Fixed panels produce much less than those that are free to track and maximize exposure.

Bob Vail stated that he anticipates the ordinance as printed for today is what is going to the council.

Dwight Deckleman asked what the setback standards are set by? Fences have no setback, while these amounts seem arbitrary. His thought was that Cumberland would encourage more solar installations vs making it more difficult. The town should encourage people to produce extra energy to assist those in need. He sees no logic in the proposed setbacks.

The setback is to be measured from the edge of the panel at its closest point.

Doug had a question on commercial solar, and his thought is that is an installation that provides power to more than one property is it commercial?

The answer was no, and it was determined at the ZBA. Doug does not think the 15 foot setback is enough. Doug also questioned the loss in efficiency that was previously noted. He is not against solar but thinks the trackers should go to the planning board for review.

Motion Bob Vail to send to council for further discussion, second by Mike Edes, 2-0.

3. Senior Property Tax Stabilization and Partial Deferral Program
 - a. **Mike Edes motioned to move to council, Bob Vail, seconded 2-0**
4. Dwelling Unit Minimum Size
 - a. Bill Longley introduced the item and discussed that the current standard may be too high at 600 square feet. The recommended size is to reduce it to 400 sq. ft. While accessory dwelling units are allowed to 190 sq. ft.
 - b. Mike Edes asked if the neighborhood covenants have requirements does this impact them? And the answer was no.
 - c. Multiplex and mixed use may be a user of this size of unit.
 - d. **Motion by Mike Edes to send to council at 400 square feet, second by Bob Vail, 2-0.**
5. Bridget Perry introduced the concept of mixed use in Office Commercial South and Village Office Commercial to allow residential use above office or commercial space.
 - a. An expansion of the description for adding mixed use will be crafted and brought back to the Ordinance Committee.
 - b. Language requiring 10% affordable units in the residential component will be crafted, looking at 120-140% of area median income.
6. The meeting adjourned without objection at 6:20 pm.