

*SOUTHERN SHORES PLANNING BOARD*  
***Wind Generation Facilities Plan***

**To:** PAG Wind Generation Facilities Project Team (Joe Archibald, Ed Cowell, Mike Florez, Larry Lawhon, Jim Millis, Bob Palombo, Merrie Smith, Nancy Wendt)

**Copies:** Planning Board (Mike Florez, Bill Gleason, Larry Lawhon, Bob Palombo, Jay Russell, Nancy Wendt, Sam Williams, and ETJ Rep, Ed Overton)

**From:** Mike Florez, Team Lead

**Date:** **February 19, 2010**

**Re:** **RECAP Working Session February 18, 2010**

**Attach:** none

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The Wind Facilities Project Team met on February 18<sup>th</sup> from 3:00 pm to 5:00 pm at Pitt Center. Team Members Mike Florez, Larry Lawhon, Jim Millis, Bob Palombo, Merrie Smith and Nancy Wendt were present. Wes Haskett, Town Planner and Alvin Rountree were also present.

There was one guest, Angela Durkin, reporter with the Coastland times.

- The Agenda for the meeting was revised to move the Draft Ordinance review to the first item.
- The Recap from the last Team meeting held on 1/28/10 was approved.
- A first cut of the Draft Ordinance had been prepared by Wes Haskett and was distributed to team members for review and comment. Wes indicated that he based the draft on notes from previous meetings and used a model ordinance as a base document template. Some of the comments from the team are as follows:
  1. Article I was ok.
  2. Article II, Part 1, reword “existing distribution” in such a way as to acknowledge that State rules favor above ground power lines.
  3. Definition for small and medium facilities could establish 2 ways to classify size – output capacity and annual capacity vs annual on site consumption.
  4. Under R1, the primary use for a medium size facility must be associated with institutional use and not single family.
  5. Change definition term “tower” to “supporting facility” and list the types of approved supporting structures.
  6. Could facility “operator” be “applicant”.

7. Where wind is a conditional use, drop list of other allowable uses and say “other permitted uses”.
- A discussion on height issues concluded with a recommendation that the height on small facilities be limited to 45’. A 35’ limit would essentially result in a technical prohibition for this type of facility.
  - A discussion on the definition of a “wind generation facility” concluded with the suggestion that the term “facility” be changed to “installation”. The definition of “installation” would include all components of the supporting structure and the turbine.
    1. It was important to the team that the entire installation be evaluated for structural integrity and code compliance by a licensed engineer.
    2. Mike will check with local engineers to determine feasibility and general cost for this type of evaluation and report back to the team with findings. A related inquiry will be to determine if small facility can incorporate typical installation details that could be accepted by code enforcement without an engineer’s seal.
  - Nancy suggested that the team look into insurance liability coverage issues. How are these facilities covered? The draft ordinance does call for medium size facilities to provide proof of liability insurance.
  - Review of the draft ordinance resumed with the following discussions and comments.
    1. A discussion on multiple tenant installations like the Marketplace concluded with the recommendation that the draft ordinance limit wind facilities to 1 per tenant. The team agreed to consider the matter with further discussion in future meetings. A tenant type of permit applicant would have to provide proof of a lease and have landlords signed permission for a wind facility.
    2. Nancy recommended that term “local conditions” be changed to “site specific”.
    3. The term “monopole” be used versus “tubular”.
  - The ordinance should call for an annual review or proof of inspection for small and medium facilities.

Wes agreed to amend the 1<sup>st</sup> cut, incorporating comments and suggestions from the team and redistribute a 2<sup>nd</sup> cut draft ordinance among the team.

The following report drafts were distributed with the understanding that discussion on these items would be postponed until the next meeting.

1. Table of Contents – Mike’s draft
2. Executive Summary Outline – Mike’s draft
3. Wind Technology Report – Jim’s draft
4. Trends Report – Joe’s draft

The next meeting will be held on March 11<sup>th</sup> at 3:00 pm at the Pitt Center.

Meeting adjourned at 5:00 pm.