

**MINUTES**

The Salisbury Board of Zoning Appeals met in regular session on February 7, 2019, in Room 301, Government Office Building at 6:00 p.m. with attendance as follows:

**BOARD MEMBERS:**

Albert G. Allen, III, Chairman (Absent)  
Jordan Gilmore, Vice Chairman  
Shawn Jester  
Brian Soper  
Alex Paciga

**CITY STAFF:**

Henry Eure, Project Manager  
Beverly Tull, Recording Secretary

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Mr. Gilmore, Chairman, called the meeting to order at 6:01 p.m.

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**MINUTES:**

Upon a motion by Mr. Jester, seconded by Mr. Soper, and duly carried, the Board **APPROVED** the minutes of the January 3, 2019 meeting as submitted.

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Mr. Eure requested that anyone wishing to testify in the case before the Salisbury Board of Zoning Appeals stand and be sworn in. Mr. Eure administered the oath. Mr. Gilmore explained the procedure for the public hearing.

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**#SA-19-001 Coastal Compliance Solutions, LLC on behalf of WBOC, Inc.- Special Exception to install a solar field located on Map 103, Parcel 2367, on Pine Way in the R-8 Residential District.**

Mr. Chris McCabe, Mr. John Custis, Ms. Laura Baker, and Mr. Brandon Caprarola came forward. Mr. Henry Eure presented and entered the Staff Report and all accompanying documentation into the record. He summarized the report explaining that the applicant proposes to install a .96 megawatt solar farm to serve WBOC. A Special Exception is requested to operate the solar farm.

Mr. Custis had Mr. McCabe confirm his knowledge about permitting solar farms and the criteria listed for the Special Exception from the Staff Report.

Mr. Custis questioned Mr. Caprarola regarding the solar panels that were being proposed. Mr. Caprarola confirmed the anti-glare panels would be used and plantings would be done.

Mr. Custis deferred comments to Mrs. Baker from WBOC. She discussed that WBOC was extremely excited about the project and how sustainability was important to them.

Mr. Custis requested that the Board grant the requested Special Exception without any conditions of approval.

Mr. Soper questioned the estimated capacity of the solar farm. Mr. Caprarola responded that it was a 908 kw solar farm. Mr. Soper questioned if there was any outreach to the neighboring property owners. Mr. Eure explained that Staff had posted the property and sent notices to all property owners within the 200 ft. buffer range as required by Code. Mr. Soper questioned the height of the plantings for screening and if the City would require a maintenance agreement. Mr. McCabe responded that the plantings would be part of the Forest Conservation Easement which will be recorded. Mr. Caprarola stated that there is an existing buffer in place. Mr. Eure added that the minimum height for the plantings is 4-6 ft. depending upon planting material.

Mr. Gilmore questioned when WBOC acquired the parcel. Mrs. Baker responded that WBOC had owned the property for several years.

Mr. Jester complimented them on their presentation to the Board. He questioned if they had reached out to any of the neighbors about this project. Mrs. Baker responded in the negative. Mr. Jester questioned if WBOC had received any complaints about the project. Mrs. Baker responded in the negative. Mr. Eure added

that Staff had received one (1) phone call in reference to the case but the neighbor was in favor of the request.

Mr. Soper questioned if irrigation would be installed for the plantings. Mr. McCabe responded that they would be using gator bags in the Spring to keep the plantings irrigated.

Upon a motion by Mr. Soper, seconded by Mr. Jester, and duly carried, the Board **APPROVED** the requested Special Exception for installation of a solar farm on the referenced property for WBOC, based on Section V(c) of the Staff Report and the testimony presented at the meeting.

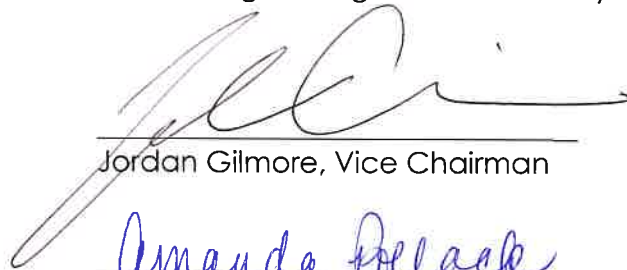
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**ADJOURNMENT**

With no further business, the meeting was adjourned at 6:25 p.m.

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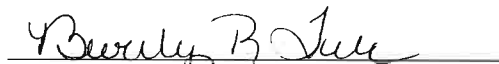
This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the Salisbury-Wicomico County Department of Planning, Zoning and Community Development.



Jordan Gilmore, Vice Chairman



Amanda Pollack, Secretary to the Board



Beverly R. Tull, Recording Secretary