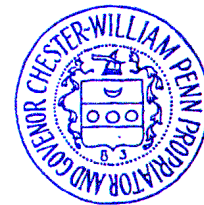




THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

Chester County Environmental and
Energy Advisory Board

Hybrid Meeting – Room 351
Government Services Center
October 27, 2021

AGENDA

2:30 p.m. 1. CALL TO ORDER

A. Welcome

Jess Cadorette, Chair

New member introduction – Kathleen McCaig, Brandywine Conservancy

2:35 p.m. 2. ACTION ITEM

B. Adoption of July 28, 2021 Minutes

Jess Cadorette, Chair

C. Adoption of 2022 Meeting Schedule

D. Nomination of 2022 Officers - Process

2:50 p.m. 3. DISCUSSION ITEMS

E. Solar Power Guide proposal

Brian O’Leary

F. Proposed EEAB Subcommittees

Jess Cadorette/Carol Stauffer

3:35 p.m. 4. UPDATES AND COMMENTS

G. Climate Action Plan Status Update

Carol Stauffer

H. Regional Power Purchase Agreement Update

Carol Stauffer

I. Planning Commission Director’s Report

Brian O’Leary

J. Other Updates

Board Members

K. Public Comment

4:00 p.m. 5. ADJOURNMENT

Next quarterly meeting – January 26, 2022

Attachments:

July 28, 2021 Minutes

2022 EEAB Meeting Schedule

Solar Power Guide – Draft Outline

Proposed Subcommittees - Sustainable Energy, Environmental Issues



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MINUTES:
Environmental and Energy Advisory Board

Hybrid meeting
July 28, 2021

MEMBERS PRESENT IN PERSON: Paul Spiegel, Vice-Chair; Brian O'Leary, Secretary; Jan Bowers; Seung Ah Byun; David Busch; Steve Krug;

MEMBERS PRESENT VIA ZOOM: Jon Altshul; Mark Connolly; Carol DeWolf; Meredith Mayer Braine; David Mazzocco; Mike Murphy; Scott Neumann; Dave Stauffer; Chris Strohmaier; Kevin Warren; Will Williams; Jim Wylie.

OTHERS PRESENT IN PERSON: Beth Cunliffe, CCPC; Gene Huller, CCPC; Steve Sinclair, CC Facilities; Suzanne Wozniak, CCPC.

OTHERS PRESENT VIA ZOOM: Carol Stauffer, CCPC; Carolyn Conwell, CCPC.

VISITORS: There were no visitors.

CALL TO ORDER:

The Environmental and Energy Advisory Board meeting held in the Government Services Center Room 351 and via Zoom video/audio on Wednesday, July 28, 2021 was called to order at 2:32 P.M. by Vice-Chair Paul Spiegel.

ACTION ITEMS:

Adoption of April 28, 2021 Minutes:

A MOTION TO ADOPT THE MINUTES FROM THE APRIL 28, 2021 MEETING WITH REVISIONS WAS MADE BY MR. KRUG, SECONDED BY MR. BUSCH, AND PASSED BY UNANIMOUS VOTE OF THE BOARD.

DISCUSSION ITEMS:

Regional Power Purchase Agreement:

Ms. Bowers presented an overview and status of the Chester County Regional Power Purchase Agreement. In 2020, Delaware Valley Regional Planning Commission (DVRPC) initiated collaborations with Chester, Montgomery, Delaware, and Bucks counties to see if any or all would be interested to meet and discuss options on energy procurement and increasing the amount of renewable energy used by county facilities. The group has been meeting monthly. The four counties are now looking to assist in moving forward to enter a regional memorandum of understanding to obtain the services of a consultant to explore specific options on how best to aggregate and bring in renewable energy to the counties. The tentative schedule would be to have a consultant to work with by the end of 2021.

Future EEAB Projects:

Mr. O'Leary discussed current and potential future projects. The 2021 Planning Commission work program incorporates current initiatives of the EEAB.

The Commissioners are currently considering how and when they would like to adopt the Climate Action Plan. Members of the EEAB are encouraged to attend the Commissioner adoption meeting when it occurs.

Comprehensive natural protection standards are implemented through municipal ordinances to protect, conserve, and enhance a full array of natural resources. The Planning Commission has continued outreach to all 73 municipalities to assist in improving ordinances to provide better protection for natural resources. eTools for Natural Resource Protection Standards have been created and/or updated and can be found on the Planning Commission website

<https://www.chescoplanning.org/MuniCorner/eTools/28-NaturalResources.cfm>

The following inventory is included in the Natural Resource Protection Standards eTools:

- Flood Plain Protection
- Greenways
- Natural Resource Protection Ordinance
- Riparian Buffers
- Steep Slope Protection
- Wetland Protection
- Water Conservation
- Woodlands Conservation

Planning Commission staff are working on a natural features interactive map. In addition, they have created an Inventory of Open Space Plans, Programs, and Ordinances, which can be found at https://experience.arcgis.com/experience/af7fd3eb64de447abb16847ef39ae110/page/page_0/

Mr. Altshul suggested that the Planning Commission staff meet with the Township Managers Consortium to share these tools and discuss outreach efforts.

Mr. Mazzocco commented and suggested that the board consider developing workgroups on specific topics that would meet monthly and report back to the EEAB at the quarterly meetings.

Mr. Connolly commented regarding initiatives of the Sierra Club, Southeastern Pennsylvania Group. Volunteers from Philadelphia, Delaware, Chester, Montgomery, and Bucks counties are working together to maintain and improve the natural resources of the area. Mr. Connolly requested for the group to consider incorporating or including this program into the EEAB initiatives.

UPDATES AND COMMENTS:

Planning Commission Director's Report:

Mr. O'Leary updated the board regarding mosquito spraying mentioning that the Health Department agreed with most of the recommendations that were provided by the EEAB in January 2021.

The Commissioners office was contacted by a concerned citizen recently regarding spraying for management of lanternflies in the county. This is not a county activity. The members of the EEAB noted that the discussion on mosquito spraying was very informative and suggested that the county share its information on spraying in an informative way to counter some misinformation that the public has.

The Chester County Department of Facilities submitted proposals to Representative Houlahan and Senator Casey's offices requesting funding to install 26 electric vehicle charging stations in the county at parks, trailheads, and county buildings. The house committee has included it in the final proposals for the 2022 budgets.

Other Updates:

Mr. Spiegel updated the board on the status of the Commercial Property Assessed Clean Energy Program (C-PACE). A letter was drafted for the Commissioners office asking if the proposed state legislation for the C-PACE program would address county financial concerns. The EEAB members requested a copy of the letter. Mr. O'Leary reported that the Commissioners office indicated that SB365 would address their concerns with implementing the C-PACE program as it would provide a mechanism to pursue delinquencies under the Municipal Claims and Tax Lien Law.

The next quarterly meeting will be on October 27, 2021.

Public Comment:

There were no questions or comments from the public.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:51 PM. WAS MADE BY MR. KRUG, SECONDED BY MR. O'LEARY, AND PASSED BY UNANIMOUS VOTE OF THE BOARD.



Brian N. O'Leary, AICP
Secretary

BNO/slw



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CHESTER COUNTY
ENVIRONMENTAL AND ENERGY ADVISORY BOARD
2022 MEETING SCHEDULE

Quarterly on fourth Wednesday of the month at 2:30 p.m.,
Government Services Center unless otherwise noted

January 26, 2022 - 2:30 pm to 4:00 pm

April 27, 2022 - 2:30 pm to 4:00 pm

July 27, 2022 - 2:30 pm to 4:00 pm

October 26, 2022 - 2:30 pm to 4:00 pm

BNO/CS/slw

Proposed Outline
Solar Power Guide for Chester and Montgomery Counties
Draft – September 14, 2021
(Lead partner for each section is noted)

- I. Introduction
 - A. Reason for creation of guide
 - B. Basic definitions used in report

- II. Solar Power Trends *(Chester County leads)*
 - A. Framework for Solar Power in Pennsylvania
 - 1. Industry trends
 - 2. PA solar power trends
 - 3. PA solar power rules and regulations
 - B. Solar Power in Chester and Montgomery Counties
 - 1. Potential demand for solar power
 - 2. Existing facilities in Chester and Montgomery Counties
 - 3. Municipal framework and regulations
 - 4. Solar factors in Southeastern PA, such as days of sunlight, hours of sunlight, etc.

- III. Planning for Solar Power in Southeastern PA *(Chester County leads)*
 - A. Planning Framework and Support for Solar Power
 - 1. Pennsylvania
 - a. Pennsylvania’s Solar Future Plan
 - b. PA Climate Action Plan
 - 2. DVRPC
 - a. Long Range Plan
 - b. Other plans or studies
 - 3. Counties
 - a. Chester County
 - i. Landscapes3
 - ii. Climate Action Plan
 - b. Montgomery County
 - i. Montco 2040
 - B. Policy Framework
 - 1. Residential and Commercial Scale Solar – Accessory Solar Systems
 - a. Allow everywhere by right
 - b. Consider protection of historic districts
 - 2. Grid Scale Solar – Solar as the Principal Use
 - a. Most Appropriate General Locations, in descending order of appropriateness
 - i. Brownfield/closed quarry sites
 - ii. Existing utility corridors and facilities
 - iii. Industrial areas
 - iv. Greyfield sites and underutilized institutional land
 - v. Community solar facilities within or next to developments being served
 - vi. Vacant land if not wooded and not recently farmed, if not preserved
 - vi. Vacant land and farmland with lower-quality agricultural soils, if not preserved
 - b. Specific Siting Guidance

- i. Provide good access to grid in accordance with regulations of the PUC and guidelines of utility providers
- ii. Preserve site features, including natural areas, historic sites, and viewsheds
- iii. Screen from view, particularly for community solar
- iv. Address potential glare in aviation areas
- v. Require equipment to comply with municipal sound requirements
- vi. Require compliance with municipal stormwater control regulations and allow pervious areas under panels to count as pervious
- vi. Include provisions for decommissioning and removal

IV. Local Municipalities and Solar Power *(Montgomery County leads)*

A. Planning for Solar Power

- 1. Comprehensive Plan
- 2. Sustainability, Climate Action, Greenhouse Gas Reduction, and Energy Transition Plans

B. Regulating Solar Installations and Facilities

- 1. Residential and Commercial Scale Solar – Accessory Solar Systems
 - a. Allow everywhere by right
 - b. Consider extra standards in historic districts
 - c. Setbacks – match accessory structure setbacks
 - d. Height – allow a few feet above existing structure height
 - e. Encourage over parking areas
 - f. Exclude from impervious coverage calculation, mostly
 - g. Consider solar access agreements with neighbors
 - h. Put utilities underground
 - i. Include decommissioning and removal standards when located in yard areas
 - j. Link to DVRPC, Cumberland County, and other model standards
 - k. Link to local municipal examples, if good
- 2. Grid Scale Solar – Solar as the Principal Use
 - a. Allow by-right in industrial and other commercial districts
 - b. Allow as special exception in agricultural, residential, and institutional districts
 - c. Include limitations on development of prime ag soils, high quality natural areas, historic areas, and viewsheds
 - d. Prohibit advertising
 - e. Must keep most trees and have landscaped screening
 - f. Must comply with state regulations, have certified installers, and utility willing to take the power
 - g. Acknowledge right of abutting property owners to grow trees
 - h. Include decommissioning and removal standards
 - i. Meet zoning district requirements for setbacks, height, and impervious coverage.
 - j. Provide stormwater management plan
 - k. Must have proper access
 - l. Require fencing around the regulator/inverter/transformer equipment
 - m. Link to Cumberland County and other model standards
 - n. Link to appropriate local municipal examples

Environmental and Energy Board - Proposed Subcommittees

October 22, 2021

The proposed subcommittees could assist with CCPC's 2021 Work Program (WP) initiatives that relate directly to the Climate Action Plan (CAP) strategies and Landscapes3, as well as other immediate or short-term priorities identified in the CAP. Assistance and input requested from the subcommittees by CCPC should be specific and focused.

Climate Action Plan objectives and actions relevant to the listed initiatives are included under each subcommittee.

Sustainable Energy Subcommittee

This subcommittee would focus on initiatives specific to the advancement of clean energy, no/low emissions transportation, and energy conservation initiatives. EEAB representatives that are most knowledgeable on alternative energy and climate change issues would be particularly helpful on this subcommittee.

1. *Solar Power Guide and Model Ordinance* – review and input (WP/CAP)
2. *Clean Energy & Climate Action webpages* – additional ideas for resources and links (CAP)
3. *Clean and Sustainable Energy Outreach* – assist with outreach to stakeholders (WP/CAP)
4. *Weatherization Resources* - Identify and provide information on financial resources assistance to homeowners on weatherization and energy improvements. (CAP)
5. *County-wide Trail Master Plan/Public Transportation Plan Update* – provide input and ideas (WP/CAP)
6. *Climate Action Funding Sources* - Assist with identifying potential state or federal funding for Climate Action Office or Coordinator

Buildings and Energy Objective & Actions:

Objective E: Promote sustainable energy, energy efficiency, and communications - E1, E3, E6,

Objective F: Establish and support an EEAB - F1, F2, F8, F18

Transportation and Land Use Objective & Actions:

Objective F: Encourage no/low emissions travel and transportation actions - F1, F4,

Environmental Subcommittee

This subcommittee would primarily focus its attention on a few 2021 Work Program initiatives, including the woodland and tree preservation effort, the municipal open space initiative, and the Open Space and Protect Summits. There would also be opportunities to help promote initiatives on waste reduction and diversion. The Land Conservancy, CCCD, Parks, and WRA representatives and others with an interest in resource protection could be particularly helpful on this subcommittee.

1. *Woodland Conservation and Preservation* (WP/CAP) – input on multiple woodland/tree related strategies in the Climate Action Plan including:
 - a. Woodland Protection Ordinances
 - b. Woodland Stewardship
 - c. Reforestation Opportunities
 - d. Easement Program enhancements for woodland protection
 - e. Tree Planting Incentives
 - f. Mitigation of Urban Heat Islands
 - g. Carbon credit programs for smaller properties
2. *Municipal Open Space Initiative* (WP) – input on potential outreach approaches with municipalities to expand their open space preservation efforts
3. *Open Space and Protect Summits* (WP) – participate in and help market the summits
4. *Waste Management and Diversion* - Promote sustainable waste management practices (CAP)

Agriculture, Food, and Forestry Objective & Actions:

Objective A: Manage County open spaces responsibly – A4

Objective B: Grow and preserve open spaces and natural areas - B1, B3, B6

Waste Management Objective & Actions:

Objective B: Increase count waste diversion and other best practices through partnerships and collaboration - B3