

**CITY OF SALEM
OCTOBER 19, 2026
JOINT PUBLIC HEARING OF THE
CITY COUNCIL AND THE PLANNING BOARD**

AMENDED Due To Correction From Ten (20) Feet To Twenty (20) Feet

The Salem City Council will hold a Joint Public Meeting with the Planning Board in-person in the City Council Chambers, City Hall, 93 Washington Street, 2nd floor, Salem, MA on Monday, October 19, 2026 at 6:00 PM. in accordance with Chapter 40A, Section 5, of the Massachusetts General Laws for the purpose of discussing Ordinance relative to Zoning - Roof-Mounted wind Energy Systems Ordinance. In person shall be the primary method of public access to such meetings. A secondary method of public access may be provided, if technologically feasible through Salem Access Television, and/or remotely through zoom. Please see below.

The public hearing is to provide interested parties with an opportunity to comment on these Zoning Amendments. The complete text of this zoning ordinance amendment is available for inspection below, in the back-up documentation, at the City Clerk's office, 93 Washington Street, Salem or the Planning Department, City Hall Annex, 98 Washington Street, Salem (during normal working hours).

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82130642440?pwd=Kzd45r7XaeSTICaPRxn5l5tA1ASJLy.1>

Password: 870158

Go to the website link: <https://zoom.us/join>. Enter meeting/webinar ID# 821 3064 2440 as directed on the webpage and click "Join." Follow the on- screen instructions to join the meeting.

Participants can dial a toll-free phone number at 888-475-4499 or 877-853-5257 (Toll Free) to join the meeting. When prompted, enter meeting/webinar ID # 821 3064 2440 and follow the instructions to join the meeting.

The public may also watch the meeting live on SATV on Channel 22.

Depends on size and quantity of zoning ordinance if in full or summarized
Below are summaries of each zoning ordinance amendments.

SUMMARY

Ordinance relative to Zoning - Roof-Mounted wind Energy Systems Ordinance

Section 1. Section 3.1 Table of Principal and Accessory is hereby amended by inserting a new use in **section E. ACCESSORY USES** as follows:

Use	RC	R1	R2	R3	B1	B2	B4	B5	BPD	I	NRCC
Wind Energy System,	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Roof-Mounted											

Section 2. Section 4.1.2 Notes to Table of Dimensional Requirements is hereby amended by inserting the line "*and roof-mounted wind energy systems*" after "*medium-scale ground mounted solar energy systems*" in subsection 8 and by inserting a new subsection 10:

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"The limitations on height of buildings shall apply to roof-mounted wind energy systems with an additional allowance of 5 feet over the maximum height of the building."

Section 3. Section 10.0, "Definitions," is hereby amended by inserting the following definitions in alphabetical order:

Wind Energy: Energy received from the conversion of wind to electricity.

Wind Energy System: A device or structural design feature, a substantial purpose of which is to provide for the collection, storage, and distribution of wind energy for lighting, space heating or cooling, electricity generation, or water heating.

Wind Energy System Rated Nameplate Capacity: The maximum rated output of electric power production equipment for a Wind Energy System.

Wind Energy System Height: The height of the Wind Energy System is measured from the base of the system to the tip of the blade at its highest point.

Wind Energy System, Roof-Mounted: An Active Wind Energy System that is structurally mounted to the roof of a building or structure; shall be considered those with a **rated nameplate capacity less than or equal to 10 kilowatts per turbine, and a height up to twenty (20) feet.**

Section 4. Section 6.9.1, is hereby amended by adding the phrase "Wind Energy System, Roof-Mounted, as defined in Section 10.0, are not considered wind energy facilities as defined in this section (Section 6.9)." at the end of the section, so that it shall read as follows:

6.9.1 Purpose. The purpose of this section is to accommodate wind energy facilities in appropriate locations, while minimizing any adverse visual, safety, and environmental impacts of the facilities. Wind Energy Systems, Roof-Mounted, as defined in Section 10.0, are not considered wind energy facilities as defined in this section (Section 6.9).

This ordinance shall take effect as provided by city charter.

ATTEST:

MAUREEN ELIZABETH FISHER
CITY CLERK

JONATHAN BERK
PLANNING BOARD CHAIR

"Persons requiring auxiliary aids and services for effective communication such as sign language interpreter, an assistive listening device, or print material in digital format or a reasonable modification in programs, services, policies, or activities, may contact the City of Salem ADA Coordinator at (978-619-5630) as soon as possible and no less than 2 business days before the meeting, program, or event."

**"Know Your Rights Under the Open Meeting Law, M.G.L. c. 30A ss. 18-25, and
City Ordinance Sections 2-2028 through 2-2033."**

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Use	RC	R1	R2	R3	B1	B2	B4	B5	BPD	I	NRCC
Wind Energy System, Roof-Mounted	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Section 2. Section 4.1.2 Notes to Table of Dimensional Requirements is hereby amended by inserting the line *“and roof-mounted wind energy systems”* after *“medium-scale ground mounted solar energy systems”* in subsection 8 and by inserting a new subsection 10:

“The limitations on height of buildings shall apply to roof-mounted wind energy systems with an additional allowance of 5 feet over the maximum height of the building.”

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Notice of this hearing was posted on September 30, 2026.

Absent were:

Councillor Alice Merkl presiding.

The following Planning Board Members were present:

Also, in attendance were:

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APPEARING IN FAVOR:

APPEARING IN OPPOSITION:

Councillor King Moved that the public hearing be closed

Voted

Councillor King Moved that the matter be referred to the Planning Board for their recommendation

Voted

On the motion of Councillor Hapworth the meeting adjourned at _____ P.M.