



Vote on Weimer Solar Farm Permit – October 7, 2025 Meeting Need to know neighbors interested and all their info to insert needs to be done tonight send it to them

1 message

Hallie Ramer <hallie.ramer05@gmail.com>

Mon, Oct 6, 2025 at 8:55 PM

To: dlnmin@aol.com, Dennis Newhouse <dennismnewhouse@gmail.com>

To: Derry Township Board of Supervisors

Dear Supervisors,

I am writing as a resident and voter of Derry Township to formally request that the Board table any vote on the Solar Electric Energy Facility Permit Application (Weimer Solar Farm, 181 Newhouse Road) scheduled for October 7, 2025.

This request is based on the following:

Incomplete Record: The minutes of the September 2, 2025 meeting have not been posted or made available for public inspection, in violation of the Second Class Township Code (53 P.S. § 65741). Without access to the official record, residents cannot meaningfully evaluate or respond to the proceedings.

Unacknowledged Submissions: Residents submitted written statements and petitions—both hand-signed and electronic—at the September 2 meeting with explicit requests that they be entered into the record. These have not been acknowledged in the draft minutes or agenda.

Transparency Concerns: The agenda now lists the project only as "Solar Electric Energy Facility Permit Application at 181 Newhouse Road," omitting the previously used title "Weimer Solar Farm." This inconsistency creates confusion and undermines the Sunshine Act's requirement that agenda items be listed "clearly and in plain language" (65 Pa.C.S. § 709).

For these reasons, I respectfully demand that the Board defer any vote on this project until:

The September 2 minutes are posted and available for public review.

All resident submissions are acknowledged in the official record.

The project is consistently identified by its full title for clarity.

Thank you for your attention to this matter.

Respectfully, [Your Full Name] [Your Address] [Your Contact Information]

-724-396-7714

Hallie Newhouse - 126 Newhouse Rd
New Alex PA -
15670

dlnmin@aol.com

To: Derry Township Board of Supervisors

From: Dennis Newhouse

Date: 10/07/2025

Re: Compliance with Sunshine Act, Right-to-Know Law, and Request to Table Vote on Weimer Solar Farm

1. Failure to Record and Publish Minutes

Under the Second Class Township Code (53 P.S. § 65741), the Board is required to keep minutes of its proceedings and make them available for public inspection within a reasonable time. As of October 7, 2025, the minutes of the September 2, 2025 meeting have not been posted or made available. This constitutes a failure of statutory duty.

Demand: Immediate publication of the September 2, 2025 minutes, in full, prior to or at the October 7, 2025 meeting.

2. Exclusion of Submitted Statements and Petitions

At the September 2, 2025 meeting, residents—including myself—submitted written statements and petitions, both hand-signed and electronic, with explicit requests that they be entered into the official minutes. These materials have not been acknowledged in the draft minutes or in the October 7 agenda.

Under the Right-to-Know Law (65 P.S. § 67.101 et seq.), these documents are public records and must be preserved and made available.

Their omission undermines transparency and violates the Township's duty to maintain a full and accurate record.

Demand:

Acknowledgment in the official minutes that these petitions and statements were received.

Confirmation that these documents are preserved as part of the Township's public record.

Immediate availability of these documents for inspection.

3. Sunshine Act Violations

The Pennsylvania Sunshine Act (65 Pa.C.S. §§ 701–716) requires:

Clear agendas: Items must be listed "clearly and in plain language" (§ 709).

Public comment: Residents must have a “reasonable opportunity” to comment before official action (§ 710.1).

Minutes: Agencies must keep and make available minutes within a reasonable time (§ 706).

Violations here include:

The Sept. 2 minutes remain unavailable.

Petitions/statements were excluded from the record.

The solar project is now listed only as “Solar Electric Energy Facility Permit Application at 181 Newhouse Road,” omitting the common title “Weimer Solar Farm,” which reduces clarity and violates the plain-language requirement.

Rushing a vote without full disclosure of documents denies residents a reasonable opportunity to comment meaningfully.

4. CVE's FOIA/RTKL Stonewalling

CVE has directed residents to pursue documents and test results through the Freedom of Information Act (FOIA) or the Pennsylvania Right-to-Know Law. This is unacceptable because:

FOIA and RTKL are not timely mechanisms for local decision-making. FOIA responses can take months or years, and RTKL requests are often delayed or denied.

Forcing residents into these channels while a vote is imminent is effectively a denial of access.

The Sunshine Act requires that the public be informed before decisions are made.

Demand: All studies, test results, and project documents referenced by CVE must be made available directly to the public prior to any vote.

5. Request to Table Vote on Weimer Solar Farm

Given these failures, the Board cannot ethically or legally proceed with a vote on the Weimer Solar Farm permit.

I demand that the Board table any vote on this project until:

The September 2 minutes are posted and available.

All resident submissions are acknowledged in the record.

All requested documents and studies are made available directly to the public.

The project is consistently identified by its full title ("Weimer Solar Farm") for clarity.

6. Notice of Escalation

Failure to comply will result in:

A formal Right-to-Know request and appeal to the Pennsylvania Office of Open Records.

A complaint to the Pennsylvania Attorney General's Office regarding violations of the Sunshine Act and Second Class Township Code.

Respectfully,
Dennis Newhouse
126 Newhouse Road, New Alexandria pa.

Dennismnewhouse@gmail.com

412-370-1658



Compose

Inbox

Sent

Snoozed

Sent

Drafts

More

124



Hallie Ramer
to Dennis, me

Yes—they have to let you speak

12:43PM (3 hours ago)

Speaking tonight

Inbox x



Under the Pennsylvania Sunshine Act (§710.1), every agency (including a township board of supervisors) must provide the public with a “reasonable opportunity... to comment on matters of concern, official action or deliberation which are or may be before the board” at each advertised meeting. That means:

● Public comment is required at every regular or special meeting before a vote is taken.

⏰ The Board can set time limits (e.g., 3–5 minutes per speaker) or ask you to sign in, but they cannot legally shut down comment altogether.

📋 If the agenda includes the Weimer Solar Farm vote, they must allow residents to speak on it before they act.

🗣️ If they try to skip or silence comment, that's a clear Sunshine Act violation and grounds for a legal challenge.

📄 Strategy for You

Arrive early and sign up if there's a sheet.

If they try to move to a vote without comment, stand and say:

“Point of order: The Sunshine Act requires public comment before official action. We have not yet been given that opportunity.”

New Alexandria Solar Farm – Meeting Remarks

Speaker: Hallie [Your Last Name] Date: [Meeting Date]

Introduction

Good evening. My name is Hallie, and my family has lived directly beside the property slated for this proposed solar farm in New Alexandria for many years. I want to be clear — I recognize the value of renewable energy, but I'm here to speak about the very real, very local impacts this project could have on the people who live right next to it.

My perspective comes from first hand experience with long standing property disputes, documented harassment toward my son with disabilities, and repeated issues with encroachment — including thirteen fence posts placed on our land, despite three professional surveys confirming our boundary. These aren't abstract concerns — they're part of the lived reality on this land.

Key Concerns

Direct proximity = direct impact — Any noise, dust, traffic, or disruption will affect my family first and most consistently.

History of conflict — Long term disputes and harassment, including a protective order for my son.

Boundary violations — Encroachment despite three confirmed surveys.

Transparency failure — Meeting notices placed only on a private dirt road.

Escalation risks — Past problems under farming use suggest greater risks from an industrial project.

Public Notice Issue – Pennsylvania Sunshine Act

Under 65 Pa.C.S. §§ 701–716, the Sunshine Act requires public meeting notices to be:

Published in a newspaper of general circulation in the political subdivision.

Posted in a public location such as the principal office of the agency or the public meeting building.

Placing notices only on a private dirt road is inaccessible to most residents and undermines the public's right to be informed. This location fails to meet the spirit of the law, which is meant to ensure broad, public visibility and community participation.

Closing

In closing, I'm not here to oppose renewable energy — I'm here to insist that it's done responsibly, transparently, and with respect for the people who live beside it every day.

Our community deserves a process that protects property rights, ensures public safety, and values open communication just as much as it values economic return. If these safeguards cannot be guaranteed, then this project risks creating more harm than benefit. I urge the board to stand with the residents, to address these issues before any approval is granted, and to make sure that progress never comes at the expense of those who call this place home.

Good evening. My name is Hallie Newhouse-Ramer, and I live directly beside the proposed solar site in Derry Township.

I'm not here to oppose solar energy. I'm here to demand responsible development—development that respects the land, the law, and the people who live here.

This project would convert active farmland—currently growing corn—into an industrial solar array. Derry Township contains over **14,000 acres zoned agricultural**, representing more than **60% of the township's total land area**. If this vote passes, it sets a dangerous precedent: any corporation could target agricultural land for utility-scale development, bypassing community input and exploiting zoning loopholes. That opens the door to future land grabs, zoning overrides, and even **Eminent Domain claims** under the guise of “public benefit.”

The site sits atop historic coal mining grounds. From 1920 to 1940, the Cole & Coke Mining Company stripped this land. Less than 100 yards away, a sinkhole on Route 981 shut down the road for six months while PennDOT excavated open mine voids. We walked through those voids ourselves—this is not theoretical. The earth beneath this site is unstable, and no geotechnical data has been provided to prove otherwise.

Studies from Penn State and Harvard's Kleinman Center reinforce the risks of utility-scale solar on farmland:

- **Farmland displacement lasts 15–30 years**, and without agrivoltaic planning, food production halts entirely.
- **Local governments often lack the expertise** to regulate these projects, leaving rural communities vulnerable to poorly planned development.
- **Zoning precedents matter**—once agricultural land is reclassified for industrial use, it becomes a magnet for future expansion.
- **Solar leases often include nondisclosure agreements**, limiting transparency and making it difficult for farmers and neighbors to assess long-term impacts.

Utility-scale solar farms may promise tax revenue, but they often shift burdens—not relieve them. In some municipalities, increased assessments on solar infrastructure can inflate local tax bases, triggering higher millage rates for surrounding property owners who see no direct benefit. Meanwhile, property values near solar installations have shown measurable declines. A University of Rhode Island study analyzing 400,000 transactions found that residential properties adjacent to solar farms replacing green space suffered negative impacts on value. Another federal study revealed homes within a quarter-mile of solar farms saw average price drops of 2.3%, with rural and agricultural areas hit hardest. These aren't speculative fears—they're documented outcomes. When industrial energy replaces pastoral land, the cost isn't just visual—it's financial, and it's local.

The current solar ordinance—adopted in April—requires setbacks and fencing, but it does not address subsurface instability, storm water runoff, or cumulative industrial impact. Nor does it protect against future expansion once the precedent is set. The township is now considering amendments to restrict solar farms in agricultural zones and strengthen stormwater requirements—but this vote would leapfrog that process.

We've submitted Freedom of Information requests. We've asked for hard data. We've received silence.

What this community wants

- **Site-appropriate siting:** Utility-scale projects away from homes, wells, wetlands, and sensitive habitat, with defensible setbacks and buffers based on this parcel's topography and drainage.
- **Hard-proof hydrology:** Third-party stormwater, erosion, and sediment control modeling using worst-case build-out, with bonding for failure and post-construction monitoring.
- **Property protections:** Recorded setbacks, vegetative screening, decommissioning bond indexed to inflation, and liability coverage that follows ownership, not just the current LLC.

- **Transparent ownership:** Full disclosure of the LLC's principals, financing, decommissioning plan, and end-of-life recycling—with enforceable conditions, not glossy promises.
- **Emergency readiness:** Fire response protocols for battery/combustion risks (if applicable), access roads that meet specs, and funded training for local responders.
- **Independent oversight:** Pre-, during-, and post-construction inspections by third parties, with penalties for noncompliance and a public reporting schedule.
- **Local benefit clarity:** Concrete, audited commitments to the township—not vague tax claims—plus remediation standards that restore soil and hydrology at sunset.

Public meeting notices were posted on a private dirt road—violating the spirit of Pennsylvania's Sunshine Act and denying residents fair access to the process.

This isn't just about solar. It's about transparency, safety, and protecting the rural character of our township from unchecked industrial creep.

If this board votes yes tonight, it will not just approve one project—it will open the floodgates.

It will signal to corporations that farmland is fair game. That zoning is flexible. That public input is optional.

I urge you: do not approve this project until every environmental, structural, and procedural concern is addressed. Delay the vote. Demand the data. Protect the land.

Because once this precedent is set, there is no going back.

I respectfully request that this statement be entered into the official meeting minutes. The data and resources referenced throughout are verifiable and drawn from peer-reviewed studies, public records, and government sources. Transparency demands that community concerns be documented alongside corporate proposals. Let this serve not only as testimony—but as evidence.

1. Penn State Center for Rural Pennsylvania. Utility-Scale Solar Development in Pennsylvania: Opportunities and Challenges for Rural Communities. Harrisburg, PA: Center for Rural Pennsylvania, 2022.
<https://journals.psu.edu/ruralpolicy/article/download/63344/62229/72357>
2. Kleinman Center for Energy Policy, University of Pennsylvania. Regulating Utility-Scale Solar Projects on Agricultural Land. Philadelphia, PA: University of Pennsylvania, 2023.
<https://kleinmanenergy.upenn.edu/research/publications/regulating-utility-scale-solar-projects-on-agricultural-land/>
3. Pennsylvania Department of Transportation (PennDOT). Route 981 Sinkhole Remediation Report, 2018. Public Records Request, Derry Township.
4. Derry Township Zoning Map and Agricultural Land Use Data. Township Planning Office, 2025.

5. Pennsylvania Sunshine Act, 65 Pa.C.S. §§ 701–716.
Accessed via PA Office of Open Records.

Hallie Ramer

1:00 PM (1 hour ago)

Urgent Community Alert: Hidden Risks of the Weimer Solar Farm Project

Join us – Demand Transparency Meeting: 10-7- 2025 • 5:00 PM
Derry Township Municipal Building

1. Unseen Stormwater Hazards

Rain on panels becomes high-velocity drips at the panel edges, scouring soil and causing erosion.

Without dense vegetation or engineered controls, peak runoff can spike, overwhelming roadside ditches and nearby properties.

Westmoreland's policy only mandates erosion barriers during construction—no long-term runoff management plan is required.

2. Property & Infrastructure Impacts

Local studies confirm solar-farm runoff on gravel or bare ground increases peak discharge, eroding neighboring land and undermining rural roads.

Damage to private and township roads from uncontrolled runoff can trigger costly repairs, driving up municipal budgets.

Inadequate hydrologic analysis means potential sinkholes, undermining driveways and septic fields on adjacent properties.

3. Depressed Property Values

Residents fear diminished views, drainage issues, and industrial character—all factors shown to drag down suburban property prices by up to 5 percent in nearby developments.

National appraisers with little solar-farm experience tend to estimate negative impacts on home values, compounding local concerns.

4. Lost Tax Revenue & Uneven Burden

Westmoreland's new solar policy offers steep tax abatements and Payment-in-Lieu-of-Taxes (PILOT) deals—diverting millions from schools, roads, and emergency services.

Local farmland and residential parcels still taxed at full rates shoulder the shortfall, hiking effective property-tax rates for neighbors.

5. No Community Signage or Notice

Official “Notice of Approval” was posted May 30 on a private driveway—far from any main road or public meeting place. Neighbors never saw it.

Pennsylvania law requires public-facing notifications on publicly maintained roads for any major land-use change.

This covert posting denies residents their legal right to timely comment and appeal.

6. Incomplete Environmental Review

No comprehensive peer-reviewed study exists on long-term panel disposal, soil contamination, or heavy-metal leaching in local groundwater.

End-of-life panel waste—full of hazardous materials—could end up in landfills, endangering community health.

Your Next Steps

Attend the public meeting – show the Board you demand proper runoff controls, full tax transparency, and legally compliant signage.

Share this flyer with neighbors—any community member could be next.

Email hallie.ramer05@gmail.com for expert resources, talking points, and legal citations.

Let’s protect our roads, property values, and our right to be heard. If it’s here, your farmland could be next.

Sources: Cook & McCuen, Hydrologic Response of Solar Farms, ASCE Journal of Hydrologic Engineering (2013). ASFMRA, Solar’s Impact on Rural Property Values (2021). Westmoreland County Solar Energy Policy (May 2025). U.S. EIA, Solar energy and the environment (2024). Graham Sustainability Institute, Local Property Tax Impacts of Wind and Solar (2024). PennFuture, Zoning and Permitting Solar in Your Municipality, PA Rooftop Solar Challenge (2012).

Demand accountability. Demand fair process. Demand transparency. Be there on 9/2!

References (6)

Hydrologic Response of Solar Farms - Department of Energy. https://www.energy.gov/sites/default/files/2024-08/CFE_CookMcCuen2013Hydrologic-Response-of-Solar-Farms.pdf

Solar Energy Policy - [westmoreland-county.org](https://www.westmoreland-county.org/sites/default/files/2025-04/Westmoreland%20County%20Solar%20Energy%20Policy.pdf). [https://www.westmoreland-county.org/sites/default/files/2025-04/Westmoreland County Solar Energy Policy.pdf](https://www.westmoreland-county.org/sites/default/files/2025-04/Westmoreland%20County%20Solar%20Energy%20Policy.pdf)

Solar's Impact on Rural Property Values -
ASFMRA. <https://www.asfmra.org/blogs/asfmra-press/2021/02/16/solars-impact-on-land-values>

Local Property Tax Impacts of Large-Scale Wind and Solar
Projects. <https://graham.umich.edu/project/renewable-energy-tax-impacts>

Zoning and Permitting Solar in Your
Municipality. https://www.pennfuture.org/Files/Admin/SunSHOT_Guide.compressed.pdf

Solar energy and the environment - U.S. Energy Information
.... <https://www.eia.gov/energyexplained/solar/solar-energy-and-the-environment.php>

Iowa Climate Science Education

Iowa Climate Change

DAILY NEWS 31 Mar 2024

Largescale Solar Farms Proving Vulnerable, Pose Toxic Hazard To The Environment, Soil

(<https://iowacclimate.org/2024/03/31/largescale-solar-farms-proving-vulnerable-pose-toxic-hazard-to-the-environment-soil/>)

Another solar farm gets wrecked by hailstorm...toxic chemicals now threaten environment

On March 16th, near Needville Texas, thousands of solar panels were destroyed by a powerful hailstorm, causing significant damage to a large 10,000-acre solar farm in the area. It's tornado season!

The storm brought baseball-sized hail and smashed the solar panels at the Fighting Jays Solar Farm. Though the panels are made of tempered glass, which is designed to shatter safely upon impact, the hail's size was enough to crack the photovoltaic cells underneath and thus render them useless and possibly environmentally dangerous.

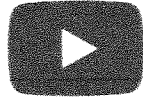
The latest incident once again highlights the vulnerability of solar farms to the weather elements. Last month we reported (<https://notrickszone.com/2024/02/18/largescale-solar-parks-just-cant-withstand-the-harsh-elements-of-nature/>) how in June, 2023, hailstorms in Nebraska destroyed a 14,000-panel 4.375 MW AC solar facility.

Toxic chemicals risk leaking

Not only is the Fighting Jays Solar Farm property damage high, now there's concern dangerous chemicals could now leak into the ground and contaminate the whole site.



Texas residents have contamination concerns after solar panel's d...



Resident Nick Kaminski, who lives near the solar farms, said he “was shocked” is worried about the environmental impact “some highly toxic chemicals” coming from destroyed panels could have.

FOX 26 here reports (<https://www.fox26houston.com/news/needville-community-concerned-busted-solar-panels-fighting-j>):

‘I have a family two children and a wife,’ he said. ‘My neighbors have kids and a lot of other residents in the area who are on well water are concerned that the chemicals are now leaking into our water tables.’”

Damages in the tens of millions of dollars

Currently there’s no publicly available damage estimate for the Fighting Jays Solar Farm. However, news reports on the event do provide some hints for how high the costs might be. Similar hail damage to a solar farm in Texas in 2019 resulted in over \$75 million in losses. That particular farm had a capacity of 178 megawatts, while the Fighting Jays Solar Farm is even larger at 350 megawatts.

Based on this, it’s likely the damage to the Fighting Jays Solar Farm will run in the tens of millions of dollars.

Donate – choose an amount

via NoTricksZone

<https://ift.tt/wDyIjpx> (<https://ift.tt/wDyIjpx>)

March 31, 2024 at 06:10AM

Leave a comment (<https://iowaclimate.org/2024/03/31/largescale-solar-farms-proving-vulnerable-pose-toxic-hazard-to-the-environment-soil/#respond>)



Iowa Climate Change

Find us on

Website Built with WordPress.com (https://wordpress.com/?ref=footer_custom_com).



While solar panel farms offer renewable energy benefits, they also present several significant drawbacks, including land use issues, environmental impacts, and economic challenges.



Key Disadvantages of Solar Panel Farms

1. Land Use and Habitat Disruption:

- Solar farms require large areas of land, often in rural locations, which can lead to habitat destruction for local wildlife. For instance, a five-megawatt solar farm can consume over 25 acres of land, potentially disrupting ecosystems and displacing animal species. ¹

¹ Source

2. Environmental Impact:

- The construction and operation of solar farms can alter local landscapes and ecosystems. Clearing land for solar panels can harm existing flora and fauna, and the reflective surfaces of solar panels may affect local wildlife behavior. ¹

¹ Source

3. Waste Management Issues:

- Solar panels typically have a lifespan of about 25 years, after which they need to be disposed of. The recycling of solar panels is currently expensive and not widely implemented, leading to concerns that many panels may end up in landfills, contributing to waste management challenges. ²

² Sources

4. Intermittent Energy Production:

- Solar energy generation is dependent on weather conditions and time of day. Cloud cover, rain, and nighttime can significantly reduce energy output, making solar farms less reliable without adequate energy storage solutions. ¹

¹ Source

5. High Initial Costs:

- The installation of solar farms involves substantial upfront costs, which can be a barrier for many communities. While there are tax incentives and subsidies available, the initial investment can still be prohibitive. ¹

¹ Source

6. Aesthetic Concerns:

- Some communities may find solar farms visually unappealing, as they can cover large areas with reflective panels, altering the natural landscape. ¹

¹ Source

Conclusion

While solar panel farms are a crucial part of the transition to renewable energy, it is essential to consider these negatives. Addressing these challenges through better planning, recycling initiatives, and community engagement can help mitigate the adverse effects associated with solar energy production.

Environment.co

What You Need to Know About the Pros and Cons of Solar Farms

Harvard Business Review

The Dark Side of Solar Power - Harvard Business Review



FLOODING FEARS SPARK OUTCRY OVER CHENANGO SOLAR FARM PLAN

By [Liz Fink](#) and [Amy K. Hart](#)

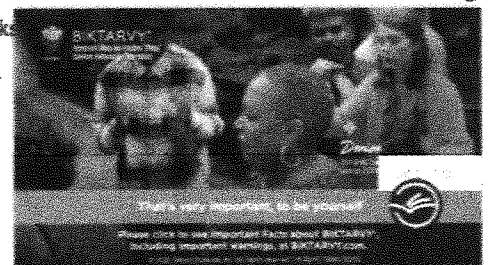
Sept. 17, 2015, 11:40 a.m.

[SHARE ON FACEBOOK](#)

[SHARE ON TWITTER](#)

If you live in Morningside Heights or Chenango Shores, you probably already know there's a big issue stirring in the community. The special **Town of Chenango Planning Board** meeting that was originally scheduled earlier this month had to be canceled on site because so many residents showed up.

Now, the rescheduled meeting is set for **Monday, September 29 at 7 p.m. at the Chenango Forks School Auditorium**, a much larger space to hold what's expected to be another packed turnout.



Proposed Solar Farm Would Clear 22 Acres Behind Chenango Neighborhood

The proposal comes from Yellow 20 LLC/Cipriani Energy, who want to build a solar farm on the hillside directly behind Hider Park and running north to Smith Hill Road. While renewable energy sounds like a positive step forward, the plan includes clear cutting 22 acres of trees along a sloped ridge that overlooks the neighborhood. That detail is **fueling frustration and fear** among the people who call this area home.

READ MORE: Is John Wilkes Booth's Secret Daughter Buried in Binghamton?

Flooding Fears Rise as Neighbors Brace for Potential Impact

Residents say they **already deal with serious flooding and flash flooding** during heavy rains. Smith Hill Creek and its tributary are known to overflow, pushing water through culverts and storm drains and sending it downhill into streets and backyards. Homeowners have seen their basements, landscaping, and even foundations damaged over the years. Many believe removing more trees and reshaping the ridge **could make those flooding issues much worse**.

Featured Advertising



HISTORIC BUILDING
HIGH SCHOOL TO BE

RECOMMENDED

Neighbors Worry About Damage and Disruption Beyond Flooding

Flooding isn't the only worry. Neighbors are pointing to broader environmental damage that could result **from clear cutting the wooded ridge**, as well as concerns about how construction crews would even access the site. Current plans would bring heavy equipment through residential neighborhoods, which could be disruptive and potentially unsafe.

New Discovery 

Neighbors Band Together to Make Their Voices Heard

With around 400 homes in the Morningside Heights and Chenango Shores area, **opposition to th strong and organized**. The canceled meeting earlier this month proved just how deeply residents



To: Derry Township Board of Supervisors

Dear Supervisors,

I am writing as a resident and voter of Derry Township to formally request that the Board table any vote on the Solar Electric Energy Facility Permit Application (Weimer Solar Farm, 181 Newhouse Road) scheduled for October 7, 2025.

This request is based on the following:

Incomplete Record: The minutes of the September 2, 2025 meeting have not been posted or made available for public inspection, in violation of the Second Class Township Code (53 P.S. § 65741). Without access to the official record, residents cannot meaningfully evaluate or respond to the proceedings.

Unacknowledged Submissions: Residents submitted written statements and petitions—both hand-signed and electronic—at the September 2 meeting with explicit requests that they be entered into the record. These have not been acknowledged in the draft minutes or agenda.

Transparency Concerns: The agenda now lists the project only as “Solar Electric Energy Facility Permit Application at 181 Newhouse Road,” omitting the previously used title “Weimer Solar Farm.” This inconsistency creates confusion and undermines the Sunshine Act’s requirement that agenda items be listed “clearly and in plain language” (65 Pa.C.S. § 709).

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All resident submissions are acknowledged in the official record.

The project is consistently identified by its full title for clarity.

Thank you for your attention to this matter.

Respectfully, Joshua and Ashly Miller, 140 Newhouse Road New Alexandria PA, 15670, (412) 701-7325.

To: Derry Township Board of Supervisors

From: Joshua and Ashly Miller

Date: October 7, 2025

Subject: Failure to Record Resident Submissions in September 2, 2025 Minutes

Dear Supervisors,

At the September 2, 2025 meeting, multiple residents—including myself—submitted written statements and petitions, both hand-signed and electronic, with explicit requests that these materials be entered into the official minutes. To date, these submissions have not been acknowledged in the draft minutes or in the October 7 agenda.

This omission raises both legal and ethical concerns:

Under the Second Class Township Code (53 P.S. § 65741), the Board is required to keep a full and accurate record of its proceedings. While public comments need not be transcribed verbatim, the receipt of formal petitions and written statements must be acknowledged in the record.

Under the Right-to-Know Law (65 P.S. § 67.101 et seq.), these documents are public records and must be preserved and made available upon request.

Ethically, the exclusion of resident submissions undermines transparency and public trust in the Township's governance.

I therefore demand:

A written explanation as to why these submissions were not entered into the minutes as requested.

Immediate correction of the September 2 minutes to reflect the receipt of all petitions and written statements.

Confirmation that these documents are preserved as part of the Township's public record and available for inspection.

Failure to address these omissions will result in a formal Right-to-Know request and, if necessary, an appeal to the Pennsylvania Office of Open Records.

Respectfully, Joshua and Ashly Miller, 140 Newhouse Road New Alexandria PA, 15670, (412) 701-7325.

To: Derry Township Board of Supervisors

From: Joshua and Ashly Miller

Date: October 7, 2025

Subject: Compliance with Sunshine Act, Right-to-Know Law, and Request to Table Vote on Weimer Solar Farm

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Petitions/statements were excluded from the record.

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Rushing a vote without full disclosure of documents denies residents a reasonable opportunity to comment meaningfully.

4. CVE's FOIA/RTKL Stonewalling

CVE has directed residents to pursue documents and test results through the Freedom of Information Act (FOIA) or the Pennsylvania Right-to-Know Law. This is unacceptable because:

FOIA and RTKL are not timely mechanisms for local decision-making. FOIA responses can take months or years, and RTKL requests are often delayed or denied.

Forcing residents into these channels while a vote is imminent is effectively a denial of access.

The Sunshine Act requires that the public be informed before decisions are made.

Demand: All studies, test results, and project documents referenced by CVE must be made available directly to the public prior to any vote.

5. Request to Table Vote on Weimer Solar Farm

Given these failures, the Board cannot ethically or legally proceed with a vote on the Weimer Solar Farm permit.

I demand that the Board table any vote on this project until:

The September 2 minutes are posted and available.

All resident submissions are acknowledged in the record.

All requested documents and studies are made available directly to the public.

The project is consistently identified by its full title ("Weimer Solar Farm") for clarity.

6. Notice of Escalation

Failure to comply will result in:

A formal Right-to-Know request and appeal to the Pennsylvania Office of Open Records.

A complaint to the Pennsylvania Attorney General's Office regarding violations of the Sunshine Act and Second Class Township Code.

Respectfully, Joshua and Ashly Miller, 140 Newhouse Road New Alexandria PA, 15670, (412) 701-7325.

Opposition to Weimer Solar Farm

By: Ashly Miller

Hello, my name is Ashly Miller. I am here today to speak to you, my fellow residents and counsel members, on behalf of my family and myself, in opposition to the Weimer Solar Farm.

To begin, I would like to ask you the same question I was asked repeatedly, when looking for a home three years ago. **Why Derry Township?** Everyone has a different reason.

If we look at the Derry Township PA website, it discusses the importance of our rivers, especially in our small towns beginnings, and how they were and still are connected today. Most importantly the Loyalhanna Creek, used currently for "canoeing and fishing."

It points to our beloved Keystone state park. Known for its "day-trips and family vacations year-round. Camping, cabins, trails, and lake." The park "providing an ideal setting for wildlife watching and outdoor adventures."

It points to Ethel Springs Lake, "which is fed by natural springs and the runoff from two water dams in Chestnut Ridge." A lake that has paths for walking, jogging and benches for resting or enjoying the view of the lake. The Lake, "being home to many types of waterfowl, such as ducks, geese and even several white swans."

These are places our current residents, including my family, and visitors flock to every year.

If we look at the World Atlas website, that names Derry, Pennsylvania "one of the Best Places To Call Home In Pennsylvania In 2025." Why? Because "Derry promises incoming residents abundant room for their outdoor recreation and an improved quality of life. Derry, providing the ideal rural feel to shield you from the craziness of the big city."

My family and I did not move here to witness solar panel farms take over the countryside or farmland. Especially so close to our home, in our backyard. We moved here for the community, a slower pace of life, and a connection to the land and natural environment.

Bringing solar panel farms into Derry Township, even just one, will open the flood gates to others' seeking the same profits. With no regard for our citizens, the gem of nature we call home or Derry Township's future. This will drastically change the image and the identity of Derry. In my opinion, not for the good. I can stand here all day discussing every reason why solar panel farms will hurt us. For example: toxic waste leaching into ground water and nearby rivers, stormwater runoff, flooding, soil erosion, wildlife habitat loss, stray voltages, EMF health concerns, underdeveloped recycling protocols for decommissioned panels, property values, natural aesthetic, inverter noise, glare, loss of productive agriculture fields and many more. It means nothing unless my voice is truly heard.

To quote a well known man. "When the last tree is cut down, the last fish eaten, and the last stream poisoned, you will realize that you cannot eat money". -Dr. Seuss.

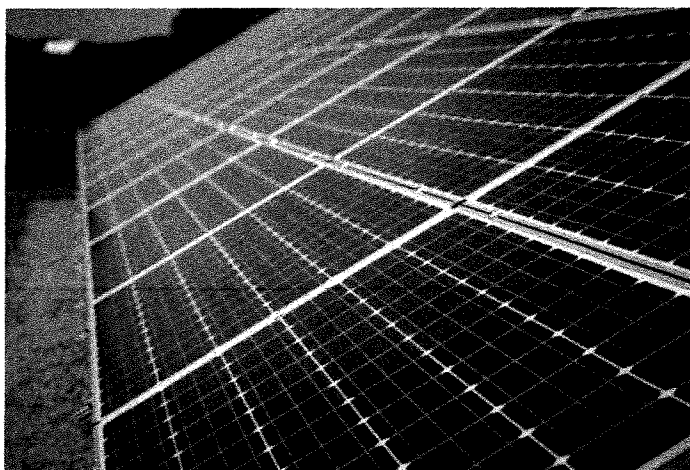


End-of-Life Solar Panels: Regulations and Management

Solar is a fast-growing energy source that is vital to the U.S. effort to reduce fossil fuel use. When solar panels, which typically have a lifespan of more than 25 years, reach the end of their lives and become a waste stream, they must be managed safely. Find information here about different types of solar panels and how they are regulated at end of life. If you are disposing of solar panels that are hazardous waste, then regulations under the Resource Conservation and Recovery Act (RCRA) must be followed to make sure the panels are safely recycled or disposed of.

On this page:

- Background
- Types of Solar Panels
- Are Solar Panels Hazardous Waste?
- Overview of Hazardous Waste Regulations
- State Solar Panel End-of-Life Policies
- Additional Resources



Background

Solar panels provide clean, renewable energy from the sun, and their prevalence as an energy source has been growing. In 2020, solar panels provided about 40 percent of new U.S. electric generation capacity, compared to just four percent in 2010. Overall, 3.3 percent of electricity in the United States was produced using solar technologies in 2020. For more information on these statistics and additional solar energy generation information, visit the U.S. Energy Information Administration Monthly Energy Review [\[https://www.eia.gov/totalenergy/data/monthly/pdf/mer.pdf\]](https://www.eia.gov/totalenergy/data/monthly/pdf/mer.pdf) and the U.S. Department of Energy's Quarterly Solar Industry Update page [\[https://www.energy.gov/eere/solar/quarterly-solar-industry-update\]](https://www.energy.gov/eere/solar/quarterly-solar-industry-update).

While in use, solar panels safely generate electricity without creating any air emissions. However, like any source of energy, there are associated wastes that need to be properly recycled or disposed of when solar panels reach their end of life. As the solar photovoltaic (PV) market grows, so will the volume of end-of-life panels. By 2030, the United States is expected to have as much as one million total tons of solar panel waste. For comparison, the total generation of U.S. municipal solid waste (MSW) in 2018 was 292.4 million tons [\[https://epa.gov/facts-and-figures-about-materials-waste-and-recycling/national-overview-facts-and-figures-materials#generation\]](https://epa.gov/facts-and-figures-about-materials-waste-and-recycling/national-overview-facts-and-figures-materials#generation). By 2050, the United States is expected to have the second largest number of end-of-life panels in the world, with as many as an estimated 10 million total tons of panels. For more information on these and other solar panel waste projections, visit the International Renewable Energy Agency (IRENA) report on end-of-life solar panel management [\[https://www.irena.org/publications/2016/jun/end-of-life-management-solar-photovoltaic-panels\]](https://www.irena.org/publications/2016/jun/end-of-life-management-solar-photovoltaic-panels).

Types of Solar Panels

The two most common types of solar panels are crystalline-silicon and thin film solar panels.

Silicon Solar (mono- and poly-crystalline)

Crystalline-silicon solar PV represents over 95 percent of solar panels sold today. This type of panel contains solar cells made from a crystal silicon structure. These solar panels typically contain small amounts of valuable metals embedded within the panel, including silver and copper. Crystalline-silicon solar panels are efficient, low cost, and have long lifetimes, with modules expected to last for 25 years or longer.

Thin-Film Solar

Thin-film solar cells contain thin layers of semiconductor material, such as cadmium telluride (CdTe) or copper indium gallium diselenide (CIGS), layered on a supporting material such as glass, plastic, or metal. CdTe is the second-most common PV material after silicon, and cells can be made using low-cost manufacturing processes, but their efficiencies aren't as high as silicon solar PV.

For more about this information and types of solar panels, visit the U.S. Department of Energy Solar Photovoltaic Cell Basics Web Page [✉ <https://www.energy.gov/eere/solar/solar-photovoltaic-cell-basics>](https://www.energy.gov/eere/solar/solar-photovoltaic-cell-basics).

Are Solar Panels Hazardous Waste?

Hazardous waste testing on solar panels in the marketplace has indicated that different varieties of solar panels have different metals present in the semiconductor and solder. Some of these metals, like lead and cadmium, are harmful to human health and the environment at high levels. If these metals are present in high enough quantities in the solar panels, solar panel waste could be a hazardous waste [<https://epa.gov/hw/learn-basics-hazardous-waste>](https://epa.gov/hw/learn-basics-hazardous-waste) under RCRA [<https://epa.gov/rcra>](https://epa.gov/rcra). Some solar panels are considered hazardous waste, and some are not, even within the same model and manufacturer. **Homeowners with solar panels on their houses should contact their state/local recycling agencies for more information on disposal/recycling.**

Overview of Hazardous Waste Regulations

Federal solid and hazardous waste regulations (i.e., the RCRA requirements [<https://epa.gov/rcra/identification-non-hazardous-secondary-materials-are-solid-waste>](https://epa.gov/rcra/identification-non-hazardous-secondary-materials-are-solid-waste)) apply to solar panels when they are discarded. When a solar panel reaches the end of its usable life or is otherwise discarded, it becomes solid waste. Solid waste is regulated federally under RCRA Subtitle D [<https://epa.gov/rcra/resource-conservation-and-recovery-act-rcra-overview#subtitled>](https://epa.gov/rcra/resource-conservation-and-recovery-act-rcra-overview#subtitled) and through state and local government programs.

The discarded solar panel, which is now considered solid waste, may then also be regulated under RCRA Subtitle C [<https://epa.gov/rcra/resource-conservation-and-recovery-act-rcra-overview>](https://epa.gov/rcra/resource-conservation-and-recovery-act-rcra-overview) as hazardous waste if it is determined to be hazardous. The most common reason that solar panels would be determined to be hazardous waste would be by meeting the characteristic of toxicity [<https://epa.gov/hw/defining-hazardous-waste-listed-characteristic-and-mixed-radiological-wastes#toxic>](https://epa.gov/hw/defining-hazardous-waste-listed-characteristic-and-mixed-radiological-wastes#toxic). Heavy metals like lead and cadmium may be leachable at such concentrations that waste panels would fail the toxicity characteristic leaching procedure (TCLP) [<https://epa.gov/hw-sw846/sw-846-test-method-1311-toxicity-characteristic-leaching-procedure>](https://epa.gov/hw-sw846/sw-846-test-method-1311-toxicity-characteristic-leaching-procedure), a test required under RCRA to determine if materials are hazardous waste. If the generator of the solar panels knows from previous experience that the material would fail the TCLP test, they can determine that the waste is hazardous without the need for testing.

While heavy metals are present in most solar panels, there are a variety of manufacturers and models, with different materials used as semiconductors. Because of the variation in design and components, testing has shown that some solar panels may pass the TCLP while others fail.

Hazardous waste solar panels that are recycled <https://epa.gov/hw/solar-panel-recycling> may be able to use regulatory exclusions available under RCRA, including the transfer-based exclusion (Title 40 of the Code of Federal Regulations section 261.4(a)(24)) in states that have adopted the 2015 or 2018 Definition of Solid Waste Rule <https://epa.gov/hw/final-rule-2018-definition-solid-waste-dsw-response-court-vacatur>. The transfer-based exclusion is a regulatory exclusion for hazardous secondary material that is recycled <https://epa.gov/hw/hazardous-waste-recycling#whatis>, as long as certain criteria laid out in the regulations are followed. This conditional exclusion is designed to encourage recycling of materials by third parties while still providing a regulatory framework that prevents mismanagement.

Universal Waste Solar Panel and Lithium Battery Proposal

On October 23, 2023, EPA announced a new rulemaking effort to improve the recycling and management of end-of-life solar panels and lithium batteries. EPA is developing a proposed rule to add solar panels to the universal waste regulations and to add tailored universal waste standards for lithium batteries. EPA is working on this rulemaking in part in response to a petition submitted by a broad coalition of industry associations to regulate solar panels as universal waste. EPA is also working on adjustments within the universal waste regulations to improve safety standards and reduce fires from mismanaged end-of-life lithium batteries. Read about this effort on our website. <https://epa.gov/hw/improving-recycling-and-management-renewable-energy-wastes-universal-waste-regulations-solar>

State Solar Panel End-of Life Policies

Some states have enacted laws, regulations, and policies impacting solar panel waste, including:

States	Corresponding Policy
California	State Universal Waste for PV Modules 🔗 https://dtsc.ca.gov/photovoltaic-modules-pv-modules-universal-waste-management-regulations/#easy-faq-351191
Hawaii	State Universal Waste Regulations for Solar Panels (pdf)(880 KB) 🔗 https://health.hawaii.gov/shwb/files/2025/07/11-273.1.pdf
New Jersey	Solar Panel Recycling Commission 🔗 https://www.state.nj.us/dep/dshw/solar-panel-recycling/
North Carolina	Department of Environmental Quality and Environmental Management Commission report on the Regulatory Program for the Management and Decommissioning of Renewable Energy Equipment (pdf) (5.4 MB) 🔗 https://files.nc.gov/ncdeq/environmental%20management%20commission/emc%20meetings/2021/jan2021/attachments/attach-21-05-h329---final-report-ellen--1-.pdf
Washington	Photovoltaic Module Stewardship and Takeback Program 🔗 https://ecology.wa.gov/waste-toxics/reducing-recycling-waste/solar-panels

Note: The list above is not comprehensive.

For more information on solar panel regulatory activity at the state level, please visit your state's environmental agency website <https://epa.gov/hwgenerators/links-hazardous-waste-programs-and-us-state-environmental-agencies>.

Additional Resources

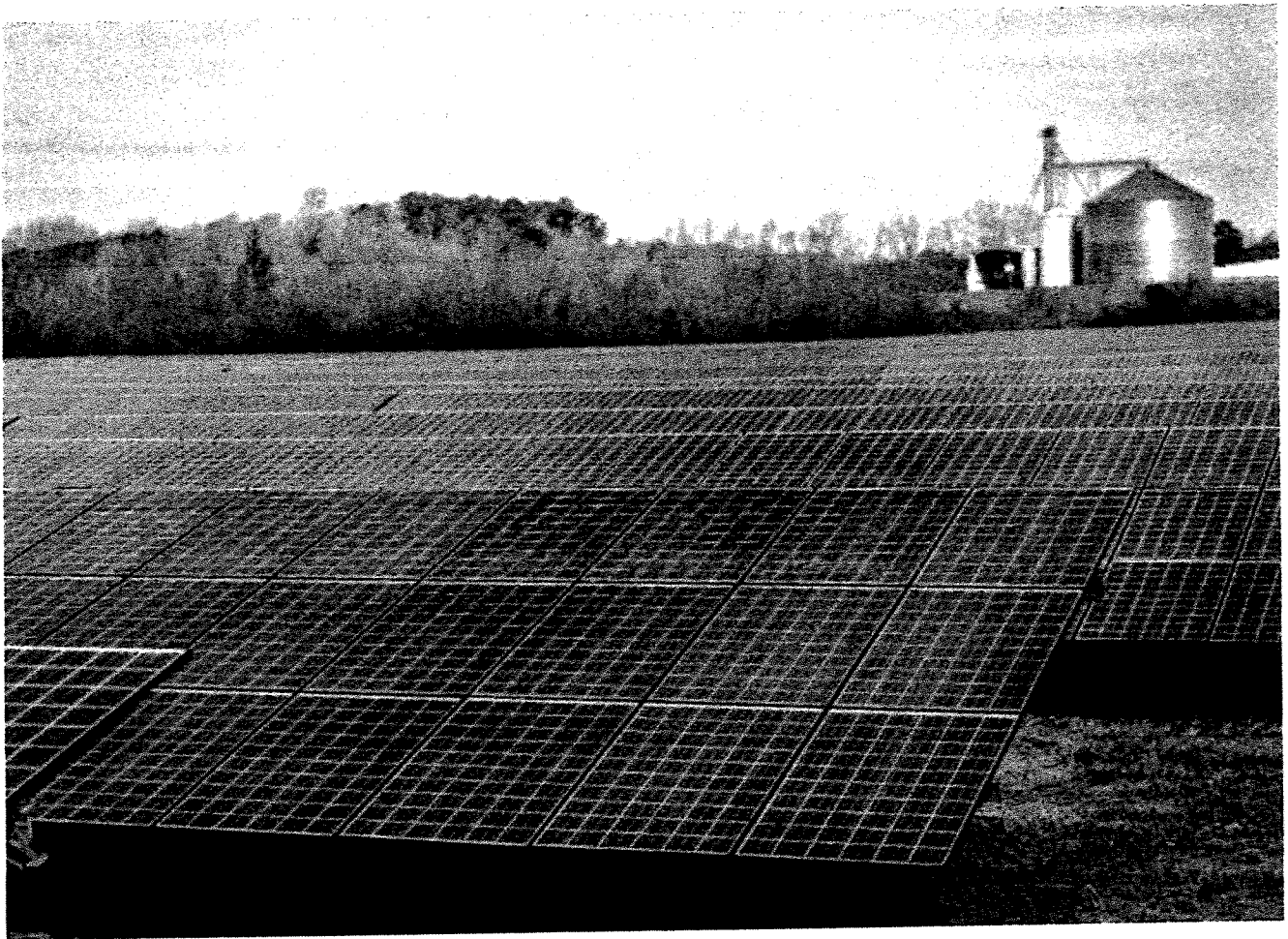
For more information on environmental impacts and benefits of solar panels, please visit the following resources:

- Frequent questions on solar panel waste <<https://epa.gov/hw/solar-panel-frequent-questions>>.
- EPA solar panel recycling web page <<https://epa.gov/hw/solar-panel-recycling>>.
- Re-powering America's Land program for siting renewable energy on contaminated sites, landfills and more <<https://epa.gov/re-powering>>.
- EPA's Green Power Partnership Program <<https://epa.gov/greenpower>>.
- EPA information about State Renewable Energy Policies <<https://epa.gov/statelocalenergy/state-renewable-energy-policies>>.

Last updated on August 13, 2025

What is a Safe Distance to Live from a Solar Farm?

July 26, 2023



Solar farms are becoming more and more common as we shift towards renewable energy sources. Many people welcome solar farms to their communities as an environmentally-friendly source of energy. However, some people worry about the potential downsides of having a large solar energy plant as a neighbor.

What is a Safe Distance to Live from a Solar Farm

So what is a safe distance to live from a solar farm? According to the World Health Organization, there is no significant research that proves living near a solar farm is harmful due to EMF exposure. Still, in general, solar farms are required to be built at least 3 km (1.86 miles) from residential areas. It's a good idea to know if the operation is a large scale farm or a small scale. Typically, it's recommended to live at least 500m (0.3 miles, 1640 feet) from large-scale farms and 200 km (0.12 miles, 656 feet) from small scale.

This article will explore the factors to consider when evaluating the safest distance.

Potential Risks When Living Near a Solar Farm

Noise Concerns

One of the top concerns people have about living near solar panels is noise. Large solar farms contain thousands of solar panels, inverters that convert solar energy to usable electricity, and transformers. These components do make noise, especially the inverters. However, technological advances have significantly reduced the noise levels of solar equipment.

According to industry studies, the noise emitted from a solar farm is comparable to the background noise of a typical office. For a well-designed solar farm, the noise level is unlikely to exceed 45 decibels when standing at the fence line. This is similar to the noise level of a refrigerator humming.

For comparison, normal conversation is about 60 decibels, and the average home has a background noise of 50 decibels. So while the solar farm does create some noise, it is relatively minor and dissipates quickly the further you move away. Experts do not consider solar farm noise a major nuisance for anyone living over 150 feet away.

Glare and Light Pollution

Glare from the reflective surfaces of solar panels is another common concern. The panels are designed to absorb as much sunlight as possible, not reflect it. But some glare is inevitable. The amount of glare depends on the angle of the panels, time of day, and weather conditions.

Glare is usually only an issue very early or late in the day when the sun is low on the horizon. Vegetation buffers, fences, and anti-glare coatings on panels can mitigate most glare. Glare is unlikely to be a problem for homes over 300 feet away in most cases.

Possible EMF Exposure

Solar panels produce extremely low-frequency (ELF) electromagnetic fields (EMFs) that are not directly harmful to humans. While EMF emissions from solar panels measure higher than background levels, they operate at levels far below occupational and residential exposure limits set by health organizations. In fact, you receive more EMF exposure from common household appliances like microwaves than from solar panels.

Multiple studies have shown no link between solar panel EMFs and health risks. The low energy fields dissipate rapidly with distance from the panels, so they pose little concern for homeowners. As long as solar arrays are installed properly, following local codes, minimal EMF exposure is very safe for families. With proper permitting and placement, solar power can be generated without worry over EMFs.

Land Use and Habitat Destruction

Solar farms can require large areas of land, sometimes hundreds or thousands of acres, to generate utility-scale amounts of electricity. This amount of space can remove or disrupt natural habitats for wildlife. When solar farms are initially built, the process of clearing land, grading, excavating, and constructing access roads can also destroy existing habitats and disturb vegetation, soils, and local species in the area.

The effects tend to be most significant if solar farms are sited on previously undeveloped greenfield land, compared to brownfields or land that has already been degraded. However, with proper solar farm site selection, planning, and mitigation measures, the habitat impact can be reduced.

Strategically siting solar farm facilities on marginal lands, clustering solar panels together in certain areas, maintaining wildlife corridors, and preserving vegetation on-site helps minimize disruption.

While solar farms do alter *local land use and ecology*, the environmental effects are still lower over the project lifetime compared to other energy sources like fossil fuels. Responsible solar development requires balancing renewable energy generation goals with conserving biodiversity and ecosystems. If solar farms are carefully sited and designed, the impacts on land and habitats can be minimized while still expanding carbon-free energy production.

What to Expect When Living Near a Solar Farm

So how far away do experts recommend living from a solar farm? There are no set legal requirements in most areas. But research suggests some general guidelines:

- **Homes under 50 feet away - Noise and glare are more likely to cause issues. Not ideal, but can be manageable with proper solar farm site layout and orientation. However, it is not recommended to live in such close proximity.**
- **Homes 50-150 feet away - May experience some minor glare and noise disturbances, but unlikely to be too problematic. Consider vegetation buffers.**
- **Over 300 feet away - Very unlikely to notice the solar farm at this distance. It is beneficial to be a bit further, though, to be on the safe side.**

These distances are general recommendations, but circumstances do vary. Factors like topography, trees, buildings, and specific solar farm design can all impact the ideal separation distance. Always evaluate solar farms individually.

Benefits of Living Close to Solar Farms

While noise, glare, and other factors should be considered, there are also unique benefits to living

noise, glare, and other factors should be considered, there are also unique benefits to living near a solar installation.

Some of the advantages include:

- **Great views of a unique, modern energy plant.** Some people find solar farms interesting and visually appealing.
- **Educational opportunities to learn about renewable energy.** Solar farms may offer tours and information for neighboring residents.
- **Landfill reduction** during solar farm construction and maintenance.
- **Improvements to local power grid infrastructure.** Solar energy can provide local electric reliability.
- **Property value increases.** Some studies show solar farms boost nearby home values, while others show no impact.
- **Contribution to cleaner local energy.** Solar power emits no pollution or greenhouse gases.

So proximity to solar farms isn't necessarily negative. The right distance can allow you to reap the benefits while minimizing any downsides from noise, glare, and so on.

Working Together as a Community

Siting solar farms close to residences does require some care and planning. With proper solar farm design, orientation, community engagement, and communication, many issues can be effectively mitigated.

Solar developers should work closely with local residents when selecting sites and placing equipment. Minor adjustments can often alleviate concerns by neighboring homeowners. Vegetation buffers planted around the perimeter can also help block views and noise.

Likewise, residents should keep an open mindset and collaborate with solar companies early in the process. Compromises like setbacks, screening, glare reduction coatings, and other solutions can create a mutually beneficial outcome.

By working together, communities can enjoy the advantages of local renewable power generation while also minimizing disruptions to homeowners. We can have both vibrant solar energy and livable neighborhoods.

So, in summary - how close is too close? While no single distance fits every situation, following sensible solar farm siting guidelines can allow renewable energy to thrive without negatively

...and solar farms can be designed to minimize visual impacts, and with proper management, impacting residents' quality of life. With open communication and reasonable compromises, we can build solar farms that are embraced by communities across the country.

Potential Impact on Nearby Property Values

One concern people sometimes have about living near a solar farm is the potential impact on their property value. Could having an array of solar panels as a neighbor reduce the value or desirability of nearby homes?

Limited research exists on this topic so far. But the evidence we do have suggests that solar farms are unlikely to negatively affect property values unless located extremely close to home.

Most studies have found that solar farms have either a neutral or slightly positive impact on the sales price of nearby houses. Proximity to a solar installation alone does not seem to deter most home buyers.

According to a [Lawrence Berkeley National Laboratory study](#), homes within one mile of a solar facility sold for the same price as comparable homes further away. This was true even for homes within a couple of hundred feet unless they directly abutted the solar farm.

Appraisers do sometimes recommend minor reductions in value for homes very close or directly next to solar sites. But overall, solar farms seem to have minimal impact on property value, one situated at reasonable distances. They are not major eyesores depressing neighborhood desirability for most home buyers.

As solar power continues gaining wider acceptance, these facilities are likely to become even less of an issue. Installation setbacks, visual buffers, and community relations can further alleviate any minor concerns.

Funny Benefits of Embracing Your New Solar Neighbors

While solar farms come with some considerations for nearby residents, looking on the bright side also offers some humor and unique benefits!

For example, you can impress dinner guests with your in-depth knowledge of photovoltaic panel technology. Kids can invent new games like "solar hopscotch" on the site access roads. You'll have a hip new topic for small talk around town - "So, my new solar plant neighbor..."

If glare becomes an issue, look at it as a good excuse to finally buy those nice blackout curtains you've been eyeing. Or channel your inner cat and find a sunny spot to lounge in the reflected rays from the panels.

When the panels get dirty, offer to help wash them in exchange for the electric company naming a panel after you in honor of your service. Nothing like seeing your name on a piece of infrastructure generating clean energy!

And if all else fails, at least you can feel good knowing the solar farm likely increased your town's renewable energy clout. Your community is on the cutting edge of the future! So soak up the sun's rays along with your new clean energy neighbor.

Maximizing the Solar Farm Potential

Ultimately, solar farms can be a win-win for communities when sited and developed responsibly. By following best practices, we can enjoy their benefits while minimizing any inconveniences.

Some key tips include:

- **Careful solar farm placement away from homes at reasonable distances.**
- **Using setbacks, buffers, noise barriers, glare reduction coatings, and other mitigation**

strategies.

- **Fostering open communication between solar companies and local residents throughout the process.**
- **Viewing solar farms as partners in creating climate-friendly neighborhoods.**
- **Making minor accommodations as needed.**

Solar power is integral to society's renewable energy transition. Thoughtful solar development balanced with community livability considerations allows us to enjoy the best of both worlds.

So be sure solar farms follow reasonable siting guidelines. But also embrace these new installations as good neighbors working to build a clean energy future for all. When it comes to solar farms, living close by can have its bright spots!

About Go Solar Florida State

Have you been edging towards green energy but don't know where to start? [Go Solar Florida State](#) can help you begin your journey toward a brighter, cleaner future. Our team of solar servicers specializes in panel design, installation, repair, and replacement. To get in touch with us, please call (904) 780-5900.

FAQs

What are the negative effects of living near a solar farm?

The noise from the equipment and inverters used in solar farms can be disruptive for very close neighbors. Glare from the sun reflecting off the solar panels may be bothersome early or late in the day for nearby homes. Property values could potentially decrease slightly for houses directly adjoining a solar farm site. Visual impacts from seeing a large solar energy plant out your windows would need to be mitigated through screening for homes situated too close.

Does living next to a solar farm decrease property value?

Research shows solar farms generally have a neutral or slightly positive effect on nearby home values in most cases. Only properties directly adjacent to or abutting a solar site may see minor reductions in appraised value. According to studies, houses located within a mile of solar farms sell for similar prices as comparable homes farther away. Overall, solar farms do not substantially decrease property values except for homes directly next to the site perimeter.

Do solar panels cause glare for neighbors?

The reflective surfaces of solar panels can cause glare, especially when the sun is low on the horizon early and late in the day. The amount of glare depends on factors like the panels' orientation and angle, weather conditions, and time of day. Nearby residences are most likely to experience glare disturbances from solar farms in the mornings and evenings. Vegetative buffers, panel anti-glare coatings, and proper solar farm orientation can help mitigate glare impacts on surrounding homes.

Are solar farms a health risk?

Solar farms do not pose any proven health hazards or risks to nearby residents, according to scientific studies and experts. The only byproducts produced by solar panels are clean, renewable electricity. There are no air or water emissions that could endanger human health. While some people worry about living too close to solar farms, there is no evidence they cause any diseases or medical conditions. Research confirms solar farms are safe neighbors in terms of health impacts.

Leave a Reply

Your email address will not be published. Required fields are marked *

Comment *

To: Derry Township Board of Supervisors

Dear Supervisors,

I am writing as a resident and voter of Derry Township to formally request that the Board table any vote on the Solar Electric Energy Facility Permit Application (Weimer Solar Farm, 181 Newhouse Road) scheduled for October 7, 2025.

This request is based on the following:

Incomplete Record: The minutes of the September 2, 2025 meeting have not been posted or made available for public inspection, in violation of the Second Class Township Code (53 P.S. § 65741). Without access to the official record, residents cannot meaningfully evaluate or respond to the proceedings.

Unacknowledged Submissions: Residents submitted written statements and petitions—both hand-signed and electronic—at the September 2 meeting with explicit requests that they be entered into the record. These have not been acknowledged in the draft minutes or agenda.

Transparency Concerns: The agenda now lists the project only as “Solar Electric Energy Facility Permit Application at 181 Newhouse Road,” omitting the previously used title “Weimer Solar Farm.” This inconsistency creates confusion and undermines the Sunshine Act’s requirement that agenda items be listed “clearly and in plain language” (65 Pa.C.S. § 709).

For these reasons, I respectfully demand that the Board defer any vote on this project until:

The September 2 minutes are posted and available for public review.

All resident submissions are acknowledged in the official record.

The project is consistently identified by its full title for clarity.

Thank you for your attention to this matter.

Respectfully, Kyle Farneth 106 Newhouse Rd. New Alexandria Pa. 15670

A handwritten signature in black ink, appearing to read 'Kyle Farneth', with a long horizontal flourish extending to the right.

To: Derry Township Board of Supervisors From: kyle Farneth Date: 10/7/2025

Re: Compliance with Sunshine Act, Right-to-Know Law, and Request to Table Vote on Weimer Solar Farm

1. Failure to Record and Publish Minutes

Under the Second Class Township Code (53 P.S. § 65741), the Board is required to keep minutes of its proceedings and make them available for public inspection within a reasonable time. As of October 7, 2025, the minutes of the September 2, 2025 meeting have not been posted or made available. This constitutes a failure of statutory duty.

Demand: Immediate publication of the September 2, 2025 minutes, in full, prior to or at the October 7, 2025 meeting.

2. Exclusion of Submitted Statements and Petitions

At the September 2, 2025 meeting, residents—including myself—submitted written statements and petitions, both hand-signed and electronic, with explicit requests that they be entered into the official minutes. These materials have not been acknowledged in the draft minutes or in the October 7 agenda.

Under the Right-to-Know Law (65 P.S. § 67.101 et seq.), these documents are public records and must be preserved and made available.

Their omission undermines transparency and violates the Township's duty to maintain a full and accurate record.

Demand:

Acknowledgment in the official minutes that these petitions and statements were received.

Confirmation that these documents are preserved as part of the Township's public record.

Immediate availability of these documents for inspection.

3. Sunshine Act Violations

The Pennsylvania Sunshine Act (65 Pa.C.S. §§ 701–716) requires:

Clear agendas: Items must be listed “clearly and in plain language” (§ 709).

Public comment: Residents must have a “reasonable opportunity” to comment before official action (§ 710.1).

Minutes: Agencies must keep and make available minutes within a reasonable time (§ 706).

Violations here include:

The Sept. 2 minutes remain unavailable.

Petitions/statements were excluded from the record.

The solar project is now listed only as "Solar Electric Energy Facility Permit Application at 181 Newhouse Road," omitting the common title "Weimer Solar Farm," which reduces clarity and violates the plain-language requirement.

Rushing a vote without full disclosure of documents denies residents a reasonable opportunity to comment meaningfully.

4. CVE's FOIA/RTKL Stonewalling

CVE has directed residents to pursue documents and test results through the Freedom of Information Act (FOIA) or the Pennsylvania Right-to-Know Law. This is unacceptable because:

FOIA and RTKL are not timely mechanisms for local decision-making. FOIA responses can take months or years, and RTKL requests are often delayed or denied.

Forcing residents into these channels while a vote is imminent is effectively a denial of access.

The Sunshine Act requires that the public be informed before decisions are made.

Demand: All studies, test results, and project documents referenced by CVE must be made available directly to the public prior to any vote.

5. Request to Table Vote on Weimer Solar Farm

Given these failures, the Board cannot ethically or legally proceed with a vote on the Weimer Solar Farm permit.

I demand that the Board table any vote on this project until:

The September 2 minutes are posted and available.

All resident submissions are acknowledged in the record.

All requested documents and studies are made available directly to the public.

The project is consistently identified by its full title ("Weimer Solar Farm") for clarity.

6. Notice of Escalation

Failure to comply will result in:

A formal Right-to-Know request and appeal to the Pennsylvania Office of Open Records.

A complaint to the Pennsylvania Attorney General's Office regarding violations of the Sunshine Act and Second Class Township Code.

Respectfully, Kyle Farneth 106 Newhouse Rd. New Alexandria Pa. 15670



To: Derry Township Board of Supervisors From: Elizabeth Farneth Date: 10/7/2025

Re: Compliance with Sunshine Act, Right-to-Know Law, and Request to Table Vote on Weimer Solar Farm

1. Failure to Record and Publish Minutes

Under the Second Class Township Code (53 P.S. § 65741), the Board is required to keep minutes of its proceedings and make them available for public inspection within a reasonable time. As of October 7, 2025, the minutes of the September 2, 2025 meeting have not been posted or made available. This constitutes a failure of statutory duty.

Demand: Immediate publication of the September 2, 2025 minutes, in full, prior to or at the October 7, 2025 meeting.

2. Exclusion of Submitted Statements and Petitions

At the September 2, 2025 meeting, residents—including myself—submitted written statements and petitions, both hand-signed and electronic, with explicit requests that they be entered into the official minutes. These materials have not been acknowledged in the draft minutes or in the October 7 agenda.

Under the Right-to-Know Law (65 P.S. § 67.101 et seq.), these documents are public records and must be preserved and made available.

Their omission undermines transparency and violates the Township's duty to maintain a full and accurate record.

Demand:

Acknowledgment in the official minutes that these petitions and statements were received.

Confirmation that these documents are preserved as part of the Township's public record.

Immediate availability of these documents for inspection.

3. Sunshine Act Violations

The Pennsylvania Sunshine Act (65 Pa.C.S. §§ 701–716) requires:

Clear agendas: Items must be listed "clearly and in plain language" (§ 709).

Public comment: Residents must have a "reasonable opportunity" to comment before official action (§ 710.1).

Minutes: Agencies must keep and make available minutes within a reasonable time (§ 706).

Violations here include:

The Sept. 2 minutes remain unavailable.

Petitions/statements were excluded from the record.

The solar project is now listed only as "Solar Electric Energy Facility Permit Application at 181 Newhouse Road," omitting the common title "Weimer Solar Farm," which reduces clarity and violates the plain-language requirement.

Rushing a vote without full disclosure of documents denies residents a reasonable opportunity to comment meaningfully.

4. CVE's FOIA/RTKL Stonewalling

CVE has directed residents to pursue documents and test results through the Freedom of Information Act (FOIA) or the Pennsylvania Right-to-Know Law. This is unacceptable because:

FOIA and RTKL are not timely mechanisms for local decision-making. FOIA responses can take months or years, and RTKL requests are often delayed or denied.

Forcing residents into these channels while a vote is imminent is effectively a denial of access.

The Sunshine Act requires that the public be informed before decisions are made.

Demand: All studies, test results, and project documents referenced by CVE must be made available directly to the public prior to any vote.

5. Request to Table Vote on Weimer Solar Farm

Given these failures, the Board cannot ethically or legally proceed with a vote on the Weimer Solar Farm permit.

I demand that the Board table any vote on this project until:

The September 2 minutes are posted and available.

All resident submissions are acknowledged in the record.

All requested documents and studies are made available directly to the public.

The project is consistently identified by its full title ("Weimer Solar Farm") for clarity.

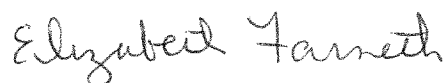
6. Notice of Escalation

Failure to comply will result in:

A formal Right-to-Know request and appeal to the Pennsylvania Office of Open Records.

A complaint to the Pennsylvania Attorney General's Office regarding violations of the Sunshine Act and Second Class Township Code.

Respectfully, Elizabeth Farneth 106 Newhouse Rd. New Alexandria Pa. 15670

A handwritten signature in cursive script that reads "Elizabeth Farneth".

To Derry Township Supervisors,

I've been a resident of Derry my whole life. I bought my home on Newhouse Road in Derry Township almost 10 years ago now. I came to Derry Township out of Derry Borough because of this land, its rural character, its views, and the peace and ownership that come from growing up here.

I love this land, its character, its quiet, and the value it holds — not just in dollars, but in what makes this place home. I strongly oppose the Weimer Solar Farm directly bordering my property. For me, this is deeply personal. It's not just about land — it's about the heritage, peace, and pride of living here my whole life. I urge the township to reject this site location and insist that any solar development be placed far from homes, preserve views, protect property values, and include real input from lifelong residents.

Key Reasons

1. Property Value Loss for Homes Immediately Adjacent

- A recent nationwide study (conducted by Virginia Tech) evaluated nearly 9 million real estate transactions around thousands of utility-scale solar farms. It found that **homes within three miles** of a solar facility **lost about 4.8%** of their value on average shortly after construction.

2. Impact on Scenic, Rural Character and Quality of Life

- Research in Pennsylvania ("Understanding and Addressing the Impact of Solar Development on Pennsylvania Farmland") shows solar development on farmland can disrupt "sense of place, farming practices, and community identity." The visual transformation from open farmland to industrial panels greatly affects what residents value about rural communities.
- In addition, a study focused on rural landscapes found that older residents or those with deep ties to the land often view solar panels as discordant with the traditional landscape and that nostalgia and aesthetics strongly influence negative perceptions.

3. Environmental Concerns, Drainage, Runoff, and Land Use

- A Penn State engineering study found that poorly designed solar farms on sloped land can increase runoff and erosion if soil under and around panels isn't

managed well. Proper design—such as interspaces between panel rows, good vegetation, and stormwater controls—is essential to mitigate risks.

- Also from Pennsylvania, farmland converted to solar is often taken out of production for 15–30 years, which permanently changes land use unless “dual-use” of solar and agriculture practices are used.

4. Lack of Local Benefit vs. Peripheral Cost

- While solar farms do generate tax revenue and temporary construction jobs, the long-term impacts hit hardest on homeowners immediately adjacent: loss of view, possible noise or glare (if not mitigated), and reduced desirability.
- Also, as you know, community meetings in Westmoreland County have revealed serious concerns from residents about environmental impacts, lack of sufficient buffer or setback from homes, and insufficient public input.

Personal Connection

I have lived in Derry all my life. I know what it means to wake up to those fields, to enjoy the views, to find pride in the land’s heritage. This is not just property; it’s identity. A solar farm directly bordering our homes threatens more than value—it threatens what makes Derry Township the place we care deeply about.

Conclusion

For all of these reasons—documented loss in property value, damage to the rural and scenic character, environmental risks especially concerning runoff, and insufficient local benefit to offset the harm—I urge the township to reject the current siting of the Weimer Solar Farm. If this is to move forward at all, it must be relocated well away from homes, with robust setbacks, clear buffer zones, assured environmental mitigation, and meaningful compensation or protections for affected neighbors.

Thank You

Michele Yacobucci

113 Newhouse Rd

New Alexandria, PA 15670

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