

# Montague Planning Board

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Tuesday, May 24, 2011

## MEETING MINUTES

**Board Members Present:** Robert Obear, Fred Bowman, Ron Sicard, Bruce Young

**Board members absent:** Ted Armen – Chair resigned 5/24/2011

**Staff:** Walter Ramsey- Planner, David Jensen – Building Inspector

Ron Sicard called to order the meeting of the Planning Board at 6:30 PM. Obear, Sicard, Bowman present. Walter announced to the Board that Ted Armen had resigned earlier that day. The Board was thankful for his contributions and offered best wishes to him and his family.

*MOTION by Bob Obear to appoint Ron Sicard as acting chair for this meeting. Seconded by Fred Bowman. Motion passes 3-0.*

Approval of Minutes was postponed to the end of the meeting.

### **Approval Not Required- #2011-02 Bernardo Drive Map 39 Lot 18**

Present: Shawn Stone- applicant, Mark Whiteman- applicant's agent, and Donna MacNicol, Esq.- applicant's legal counsel. Bruce Young arrived at 6:45 PM.

They applicant's agent and counsel approached the board asking that an ANR endorsement be given to this plan that it is a way in existence before the subdivision control law went into effect. The applicant submitted supporting documentation that was not included in the ANR application.

The Board reached the following findings of relevance:

- 1) Bernardo Drive was laid out in 1964 and constructed in 1964 by a private developer- prior to Montague's adoption of Subdivision Control Law (1968)
- 2) Although Bernardo Drive is not maintained by the Town in winter and there is no record of being formally accepted by the Town- The Town Clerk has certified that Bernardo Drive is listed as a public way.
- 3) The ANR lot presents 200 feet of frontage, which is greater than the the 150 feet required.
- 4) Chief Greene from the Montague Center Fire Department issued a statement that the road is adequate and accessible for emergency vehicles.
- 5) Although Bernardo Drive- a gravel road is not maintained by the Town in winter and there is no record of being formally accepted by the Town- The Town Clerk has certified that Bernardo Drive is listed as a public way.

*MOTION by Bruce Young to accept for endorsement ANR #2011-02 for Bernardo Drive Map 39 Lot 18 by Shawn Stone., Seconded Bob Obear. Motion Passes 4-0.*

## **Zoning Amendment: Solar Energy Facility Regulations**

Present: Representing the Montague Energy Committee (in a joint open meeting session) Richard Adams, Susan Concord, Sally Pick, Chris Mason

Walter R recapped the draft regulations and process:

### **There are 3 categories of solar installations:**

- 1) Roof mounted: allowed everywhere under an exemption
- 2) Ground mounted as accessory: (single family home to support your home or business) allowed in all zones but residential, general, neighborhood, business zones.
- 3) Ground mounted as a principal: (generate power as the main purpose) allowed by special permit. 3 acres requires site plan review and special permit. Regulated by the scale of the project rather than energy output.

A discussion of the concerns and issues included:

- 1) Aesthetics: People maybe “filling up” their yards so we want some board discretion on how this will be implemented. In a ground mounted accessory installation primary use would be for the property and maybe transferring excess energy off the site.
- 2) Net Metering: Can you share the net metering with a neighborhood so they all get the benefit from one individual? Net metering could be a premise for altering requirements otherwise specified. We could make it more specific based on technical issues.
- 3) Size: You want to look at the size of the solar not concerned with it on site/off site. The size effects neighbors, your view but how you use it is less of an imposition/impact.
- 4) Setbacks: We want to look at setbacks and entrances into the town because it is the first thing you see. Individuals or a board can’t determine what aesthetics means to each person but we want to try and ensure the quality of life for neighbors/neighborhoods.
- 5) Height: Height of the arrays not to be more than 12 feet high (Building Inspector). On roofs thinking that each panel is 5-6 feet high. Roof mounted solar allows for the ability to grab the winter sun while mounting it on the roof peak would allowed a bigger array and the ability to fit more panels on the roof.
- 6) Zoning: What zones should allow ground mounted as principle and accessory use? Need to review AF zones
- 7) Cutting Power: Automatic and Manual Shutoff would need adequate signage to show how to do the task.

**Action:** Walter will work with the Building Inspector to incorporate comments and prepare a draft for the next meeting

## **Airport Industrial Park Covenants: Stormwater Review- Nutri-Systems, Inc. Map 17 Lot 13B**

The Board reviewed a storm water management plan submitted in compliance with Industrial Park Covenants. Walter read a correspondence from the Conservation Commission that verified that the plans were consistent with the Con Com Stormwater guidelines for the Airport Industrial Park. Site is small enough not to trigger the Stormwater review policy. Walter, David and the applicant had reviewed and discussed the overall plan for Nutri-Systems. It is left to the Planning Board to review and approve the plans.

**MOTIONED** by Fred Bowman to approve the Stormwater Plans as submitted by Nutri-Systems. Noting that it had already been reviewed by the Conservation Commission and overseen by Walter and David the Building Inspector to be the enforcer of the plans. Seconded by Bob Obear. Motion Passes 4-0.

**MOTIONED** by Bob Obear to approve minutes from 02/22/2011 Seconded by Bruce Young. Motion passes 4-0

**MOTIONED** by Bob Obear to approve minutes from 03/22/2011. Seconded by Fred Bowman . Motion passes 3-0. Bruce Young Abstaining

**MOTIONED** by Bruce Young to adjourn. Seconded by Bob Obear. All approved.

Meeting closed at 7:56 PM

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_