



**Planning Board**  
**TOWN OF MONTAGUE**  
One Avenue A, Turners Falls, MA 01376

**RECORD OF PLANNING BOARD DECISION & VOTE**

**Applicant** Boston Edison Company d/b/a Eversource Energy    **Date:** 1/25/2017  
**Address** 300 Cadwell Dr Springfield MA 01104                    **Case No.** 2017-01  
**Owner** Rocky River Realty Company, PO Box 270 Hartford, CT

**Premises Affected**

Off Millers Falls and Lake Pleasant Rd  
Turners Falls, MA 01376  
Assessors Map 24, Lots 23, 24, 25 Map 28 Lot 1

**Special Permit**    ( X )  
**Site Plan Review** ( X )

**Pursuant to Montague Zoning Bylaws Section:**  
5.2.6(c) and 8.2(f) to permit the construction of a  
solar energy facility exceeding 3 acres in the  
Industrial Zoning District.

**Public Hearing Date:** 1/24/2017

**Final Approved Plans and documents:**

1. Special Permit and Site Plan Review Application Package Prepared by Weston & Sampson Engineers for Eversource. Dated 1/5/2017
2. Stormwater Management Report. Prepared by Weston & Sampson Engineers for Eversource. Dated 1/5/2017
3. Site Plan titled “Ever source- Massachusetts Photovoltaic Program- Round II” stamped by Francis M. Ricardi, P.E.- Weston and Sampson. Dated 1/11/2017.

**The Board Finds:**

1. The proposal meets the conditions of approval for a solar energy facility under section 7.9.4 (a) of the Montague Zoning Bylaws.
2. The site plan meets the evaluation guidelines set forth in section 8.5 of the Montague Zoning Bylaws.
3. The stormwater management plan satisfies the guidelines of the Board’s Stormwater System Policy.
4. A waiver of the decommissioning surety, allowable through section 7.9.4 (a) (10) is appropriate for this application
5. The proposed facility will not be of substantial harm to the neighborhood, or to the natural resources or infrastructure of the Town, will not create nuisance, hazards or congestion and will not derogate from the intent of the Zoning Bylaws of the Town of Montague.

**The Board Votes to:**

**( X ) APPROVE                    ( ) REJECT**

The granting of a special permit and issuance of site plan approval to Boston Edison Company d/b/a Eversource Energy for the construction of a 22.7 acre solar photovoltaic energy facility off Millers Fall Road in the Industrial Zoning District under Montague Zoning Bylaws Section 5.2.6(c) and 8.2(f)., subject to the following conditions:

1. The 200’ wide wooded buffer strip located between the facility and Millers Falls Road/ Lake Pleasant Road shall remain undisturbed in order to maintain natural screening from the public from Millers Falls Road.
2. Prior to construction the applicant will obtain appropriate approvals from Federal Aviation Administration/ Mass DOT Aeronautics and a Conservation and Management Permit from the Mass Endangered Species Program.
3. Site Plan, electrical schematics, and written shut down procedures shall be submitted to the Turners Falls Fire Department by the owner prior to commissioning the installation.

