

**Planning Board
Meeting Minutes of April 6, 2011**

Present: Michael Fitzgerald, Chair (MF)
Ken Miller (KM)
Alan Rice (AR)
Sarah Holbrook (SH)

Others Present: Lauren Preston-Wells (LPW), Brian Clark

The meeting is called to order at 7:30 pm.

1. Review of mail.
2. Review of minutes. KM makes a motion to accept the March 16, 2011 minutes as amended. AR seconds and all vote in favor.
3. MF updates the Board about the latest Green Communities meeting topics: town hall renovation project, possible by-right energy bylaw, adopting the "stretch code," 5-year plan to reduce municipal energy use by 20%.
4. SH makes a motion to appoint KM as Planning Board representative to the FRCOG. AR seconds it and all vote in favor.
5. MF presents draft of Commercial Scale Facility Section IIB. SH inquires about the town process of adopting this type of bylaw. Brian Clark comments that the Greening Committee will proceed by asking a number of builders / contractors their opinion about the Stretch Code and possibly present this information to the town. This method was employed in Buckland with success.
6. MF reports that he attended the MASS DOT public meeting regarding the Rt. 116 retaining wall project. The project will employ the use of boulder deflectors which will help deter the water from further wall scour and possibly create habitat pockets. This project is slated to start in July 2011 abiding by Natural Heritage sensitive habitat guidelines.
7. Wind Energy Siting Committee has requested a meeting with the Planning Board to discuss bylaw. MF believes the draft may soon be ready for publishing as a 2nd draft.
8. Board discusses which project to work on first: 1. Wind siting regulation draft; 2. Solar bylaw section. AR moves to work on the solar section; SH seconds it. All vote in favor after some discussion to first work on the solar section of the bylaw.
9. Board works on draft of Section IIB: Commercial Scale PV Facility. The following items are discussed:
 - a. Term: Large Scale Ground Mounted Solar Electric Installation - should be included in Definition Section;
 - b. Removal of *site plan review* – MF believes it is not necessary for a 1 to 2 acre development that can be within the purview of the Building Inspector;
 - c. #5 and #2 – same - Board will remove one because they are the same;
 - d. Discussion regarding purpose of Operation and Maintenance Plan (fencing, requirements for mowing and trimming hedges...) MF comments that this section lends itself to a site plan review process;
 - e. Discussion: #8. Setbacks

- f. 8b – Appurtenant Structures - This section could be included into General Requirements for All Commercial Scale Solar Power Generation Installations;
- g. 8c – AR and WC to work on this section;
- h. 10b – Discussion re: herbicide use;
- i. 10c – Discussion re: hazardous materials. SH suggests striking this section. KM asks about potential hazards in transformers. It is also discussed that the items covered in this section are covered elsewhere;
- j. 10e – removal of language “wetlands, rivers...” Board will discuss this section with the Conservation Commission;
- k. 11c – for further review

Meeting adjourns at 9:30 pm.
Respectfully submitted,
Barb Sussbauer