

**Planning Board
Meeting Minutes of July 5, 2011**

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

Others Present: Brian Clark, Nancy Garvin, Lester Garvin, Anne Yuryan, Mary Quigley

The meeting is called to order at 7:15 pm.

1. MF opens the hearing for the proposed addition to the Ashfield bylaw Section IIB: Large-Scale Ground-Mounted Photo Voltaic Facility. Notice of the hearing, which was published in the Greenfield Recorder for two consecutive weeks and sent to abutting towns and all parties in interest, is now read aloud to all in attendance. Copies of Section IIB are distributed. MF explains the purpose of drafting this document and how the town is working toward achieving “Green Community” status. He also cites MGL Section 1A, Chapter 40A, Section 3 regarding rights to solar energy. MF then reads the Section IIB: Large Scale Ground-Mounted Photo Voltaic Facility out loud.
2. AR notes that there is a language inconsistency and will correct all references to Ashfield’s bylaws as Ashfield Zoning Bylaws.
3. The Board asks Lester Garvin, Conservation Commission Chairperson, to review and comment on the language in Section 7.4. Brian Clark, also on the Conservation Commission, comments that Section 7.4 may be redundant with Section 3.1. LG states that it might be better to remove the phrase “approval of the Conservation Commission” and replace it with “approval of the Massachusetts Fish and Wildlife Department.” Another person asks how an applicant would know to check with Mass Fish and Wildlife and Natural Habitat and Endangered Species.

AR states that one way to remedy this is to expand Section 3.3.3 to include language: “show locations of wetlands.” MF suggests placing this under *Required Documents*.
4. Anne Yuryan points out a correction regarding name of historic district. It should be referred to as *Ashfield Plain Historic District, National Registry District*.
5. Nancy Garvin has two comments regarding Sections 7.5.1 (invasive species) and Section 7.5.4 (asks Board to eliminate rugosa rose as a planting choice – better suited to salt marsh areas).
6. Mary Quigley asks a question about underground removal of construction in the financial surety.
7. Language change in Section 9.1.c – *roads* will be changed to *driveways*
8. Language change in Section 6.4 – *access roads* will be changed to *access driveways*. Title will also be changed.
9. Per suggestion of Anne Yuryan, in Section 1.1.3, removal of language “as well as any other reasonable condition.”
10. MF suggests rewriting Section 7.5.3 to improve clarity. After discussion, SH motions that Section 7.5.3 should read “Trees shall be at least four (4) feet in height at the time of planting. Shrubs should be two

(2) feet in height at the time of planting.” AR seconds it and all members of the Board vote in favor.

11. A question is asked about the height of the panels and how the ten foot height was determined. Brain Clark responds that this was determined through research of this topic.
12. Section 6.5 suggested change: “Height of solar voltaic array should not exceed 12 feet above finished grade.”
13. SH points out an issue in Section 7.5.I regarding the buffer zone. After discussion, SH makes a motion to alter language to be “...at least 70’ from PV facility” (rather than 100’). AR seconds it; SH, AR, KM all vote in favor. MF abstains.
14. MF makes a motion to strike 7.4. AR seconds it, all vote in favor.
15. MF states that the changes made in the document this evening are clarifications and/or less restrictive in nature, another hearing would not be necessary. AR offers to revise the document.

Hearing closes at 8:43 pm.
Respectfully submitted,
Barb Sussbauer