

Shutesbury Zoning Board of Appeals Meeting Minutes
July 18, 2018 Shutesbury Town Hall

Zoning Board of Appeals members present: Chuck DiMare/Chair and Tom Williams

ZBA Alternate present: Andy Berg

Member absent: Jeff Lacy

Staff present: Linda Avis Scott/Land Use Clerk

Guest: Patrick Rondeau/Valley Solar General Manager

DiMare calls the meeting to order at 7:31pm.

Williams moves and DiMare seconds a motion to approve the 6.19.18 meeting minutes; Williams and DiMare approve the minutes as presented and Berg abstains. Motion carries.

Patrick Rondeau/Valley Solar: the proposal is to install a 24 panel ground mounted "All Earth" dual axis solar tracker on Lot X25 owned by Kelly Nevin Lovley/9 Round Hills Road. Per Rondeau, the tracker makes itself perpendicular to the sun with a maximum tracker height of 20 feet; there will be a trench to a new utility meter pedestal sited on the lot that will be connected to the nearest utility pole. Rondeau explains that 9 Round Hills Road will receive credit for the power generated by the tracker; installation takes about two days however it may be two months before the system is turned on. It is noted that the tracker will co-exist with the dog training program located on Lot X25. To DiMare's question, Rondeau states that Lovley has yet to talk with her abutters about the tracker. The Board reviews the draft Site Plan Review application and fee. Berg reads from Section 8.9-2: "Small-Scale Ground-Mounted Solar Electric Installations which are accessory to an existing residential on non-residential use which generate electricity principally used by such residential or non-residential use are permitted as of right, do not need to comply with this section (Section 8.9 Ground-Mounted Solar Electric Installations), but require a Site Plan Review from the Zoning Board of Appeals, as well as a building permit, and must comply with all other applicable provisions of the Town of Shutesbury Zoning Bylaw." Williams: generally, solar generated power goes into the grid. Berg: will there be an objection to "principal use"? The Board agrees that the draft application appears complete; the need to ensure that Kelly Nevin Lovley's name is consistent on the application is noted. Rondeau will submit the Site Plan Review application and fee to the Town Clerk.

DiMare acknowledges the Board's receipt of a special permit application for a proposed height increase from fourteen to twenty-seven feet on a cottage to be rebuilt at 30 Great Pines Drive.

Tentative meeting dates: 8.14.18 and 9.5.18. Site inspections to be scheduled.

There being no new or old business to consider, Williams moves and Berg seconds a motion to adjourn the meeting at 8:01pm; motion passes unanimously.

Respectfully submitted,
Linda Avis Scott
Land Use Clerk