

Shutesbury Zoning Board of Appeals Meeting Minutes
June 3, 2019 Shutesbury Town Hall

Zoning Board members present: Chuck DiMare/Chair, Tom Williams and Jeff Lacy

Zoning Board alternates present: Andy Berg and Herb Gilmore

Staff present: Linda Avis Scott/Land Use Clerk

Guests: Louise Reardon/Valley Solar

DiMare calls the meeting to order at 7:30pm.

Lacy moves and Williams seconds a motion to approve the 5.16.19 meeting minutes as presented; motion passes unanimously.

DiMare welcomes newly appointed ZBA Alternate Herb Gilmore.

Case 19.002 Site Plan Review 71 Locks Pond Road/Fontaine:

Louise Reardon/Valley Solar, applicant for property owner Jeremy Fontaine, is present.

Members review the draft Site Plan Review Decision prepared by Lacy. Per Scott, the Conservation Commission conducted a visit to the site and, finding no wetland concerns, signed off on the building permit application for this ground-mount solar array project. Williams moves the ZBA approve the application for Case 19.002 according to the Site Plan Review Decision drafted by Lacy. Lacy seconds the motion that passes unanimously. (See file). The Decision is signed by DiMare and will be delivered to the Town Clerk on 6.4.19; the appeal period is explained to Reardon.

Old Business:

Members review the revised Site Plan Review application drafted by Lacy; the revision includes new language relative to applications for ground-mount solar arrays. Williams: the intent of the additional language is to ascertain that the application is for a system sized for principle use. Williams notes that there are standards for electrical consumption and for sizing a system. Berg: it makes sense to require the expected annual electricity generation and consumption because the relative cost of electricity and the amount of money returned from the utility can vary significantly. Williams moves and Berg seconds a motion to approve the revised Site Plan Review application; the motion passes unanimously.

The Board recognizes that Williams' document "Opinion regarding interpretation of language in the Zoning Bylaw of Shutesbury Section 8.10, Ground-Mounted Solar Electric Installations" will serve as guidance in interpreting this aspect of zoning. Lacy moves and Berg seconds a motion to accept the document as procedural guidance; motion passes unanimously. Williams will finalize the document for signing during the next ZBA meeting.

New Business:

DiMare refers to the 5.20.19 letter from the Select Board to boards and committees asking whether members whose terms are expiring are willing to be reappointed; Jeff Lacy is the only member of the ZBA whose term will end on 6.30.19. Williams explains that he expects to be moving from the area by 6.30.19 therefore will be submitting a letter of resignation effective

6.30.19. Lacy notes that prior to Williams' news, he would have chosen to become an alternate and be relieved of decision writing responsibility, however, given Williams' resignation, he is willing to renew his term. Andy Berg states his willingness to become a full member and to learn the decision writing process.

Lacy notes that the ZBA can initiate draft zoning bylaw amendments and recommends the excellent courses offered by the Citizen Planner Training Collaborative.

At 8:10pm, Lacy moves and Williams seconds a motion to adjourn the meeting; the motion passes unanimously.

Respectfully submitted,
Linda Avis Scott
Land Use Clerk