

## **Shutesbury ZBA Meeting Minutes**

**Virtual Meeting held on July 29, 2021**

7/29/2021, 7:05PM EDT

Attendees: Charles DiMare (Chair), Jeff Lacey, Herb Gilmore

Meeting opened by DiMare in accordance with Massachusetts State regulation regarding virtual public meetings:

The main topic of this meeting was the Site Plan Review Hearing and Discussion regarding the application of Dean J. Gendron for the installation of a 40-panel ground mounted solar array at 294 W. Pelham Road including the installation of an 18kWh Generac battery- Each of the members did a site inspection of the premises (or a drive-by inspection at the very least). After questioning the applicant and after discussion the members agreed that they would likely tentatively approve the application but doing so by adding four specific conditions as follows: requiring the applicant to have a discussion about the installation plans with the Town of Shutesbury Fire Chief prior to the installation; submitting the installation plans to the wiring inspector/official for review & approval prior to the installation; the applicant must assure that the installation will be done in accordance with the plans submitted to the Zoning Board of Appeals and in accordance with the manufacturers' instructions & National Fire Protection Standards.

The members also had some brief discussion regarding the Zoning Bylaws governing the Lake Wyola District (LWD). Points of discussion included:

- 1) Wording of present by-law particularly as it applies to dimensions of alterations to non-conforming pre-existing structures in LWD
- 2) Consideration of Site review of the Lake District by members of both the ZBA and PB
- 3) Plan to have input from residents of the district particularly regarding such dimensions and other zoning-related issues, such as definition of "neighborhood" as it relates to the LWD
- 4) Consideration of ultimately submitting any potential Bylaw changes to Town Meeting

The members also discussed the need for the hiring of a Land Use Clerk that had been recently vacated. After agreeing to have Jeff Lacy draft the Site Plan Review Decision the members scheduled the next meeting for August 30, 2021 (later rescheduled for September 7<sup>th</sup> 2021.)

Meeting was adjourned by DiMare, agreed to by voice vote.

Minutes prepared by Chuck DiMare