

Approved as Written
Town of Fitzwilliam
Planning Board Meeting
January 3, 2018
Meeting Minutes

Member's Present: Terry Silverman, Chairman; Robin Peard Blais, Secretary; Suzanne Gray, Vice-Chairman; Matt Buonomano; Paul Haynes; Robert Young, Alternate seated for Ross Tourigny; Nancy Carney, Selectman's Rep

CTO: 7:05 pm

Solar Ordinance. 7:06 pm. Gray began by summarizing where the Board left off from the first hearing. Silverman discussed that he would like something said about how low-frequency noise emittance may be a potential issue for anyone considering themselves an abutter, particularly if the noise doesn't reach the Town's Noise Ordinance threshold. The Board agreed that there should be provision for this and agreed on adding: "Low frequency noise may not meet the decibel levels set forth in the Noise Ordinance, however it may still be problematic and the situation may require review by the Planning Board" to Section 7A4a.

Silverman discussed incorporating Carol Ogilvie's suggestions for the Purpose and Authority statements. Silverman pointed out the dimensional regulations section on page 5 and discussed the wording for setback requirements with the Board. After discussing the structure of the sentence, Buonomano suggested changing it to read "all Ground-Mounted Solar Energy Systems shall adhere to required front, side, and rear yard requirements as an accessory structure would, along with all required wetland setback."

Gray discussed section 6 a 2, where the Board left off from their last meeting. Silverman suggested changing "shall" to "may." Haynes discussed removing the following sentence after, starting "In no case...". The Board agreed to make these changes.

Gray discussed that she wanted to insure that it is adequately stated that Residential Roof-Mounted solar is by-right. Buonomano noted where, on page 3, this is stated.

Young questioned if height regulations for Roof-Mounted solar should be exempt. The Board discussed and agreed to strike the last sentence of Section 6B1.

After some discussion about disposal of decommissioned solar panels and equipment, Silverman asked that a sentence be added to Section 7 A 10 a that the disposal of solar panels, solar materials, and related equipment be disposed of at owner's expense.

Buonomano discussed, on page 8, Section 7 A 10 a ii, and questioned if and how ‘abandoned’ should be defined in this context. The Board discussed how abandonment was defined in the Town’s Wireless Communications Facilities ordinance.

Silverman and Buonomano suggested it be 365 days before being considered abandonment, and another 365 for the owner/operator to remove the structure(s). Gray added that the owner/operator shall remove the solar energy installation within 365 days of being notified by declaration of abandonment. The Board agreed to use the language from the Wireless Communications Facilities ordinance, 127-16.2 J1. Haynes added that “abandoned or no longer in operation” should be written the same on both page 4 (Section 5c) and 8 (Section 7 A 10 a ii).

The Board reviewed the charts defining Principal and Accessory Uses of solar. The Board agreed to remove the Roof-Mounted Residential-Scale Principal Use row for clarity and change “Residential-” to “Small-”. The Board agreed that Utility-Scale in the Residential Districts should be SPR and that Principal and Accessory Uses of Ground-Mounted solar installations shall not be permitted of Community-Scale and Utility-Scale in the Village Business Center.

Young asked about the applicability in Section 5 B2G and after some discussion, the Board decided it should stay where it is. Gray added that under Section 5 B, D & F mention “property values” and perhaps “property values” should be changed for clarity. *The Board agreed to change “property values” to “properties.”*

Silverman moved that the Solar Ordinance be brought to its third hearing as amended for Tuesday, January 16. Buonomano seconded and the Board agreed unanimously.

Minutes of 12/05/2018. 8:20 pm.

Silverman pointed to Line 28 where it says “subdivision for a boundary line adjustment” should just say “boundary line adjustment.”

Terry moved to accept the minutes, Gray motioned, Haynes seconded, and the Board agreed unanimously.

Airbnb handout. 8:22 pm. The Board discussed the handout about airbnb and airbnbs in Town, and discussed how the information may be used for regulation.