

Planning Board minutes April 12, 2023

In attendance: Ken Kahn, Steve Freedman, Swan Keyes, Van Stoddard, Tom Ewing, Richard Natthorst, Tim Shores

Minutes taken by Tim Shores

1. Review Minutes of March 21 meeting. Steve moved, Richard seconded. Swan abstained due to absence. All other members voted to approve the minutes as submitted.

2. Review of Status of Phase 2 of the development of a Leverett Comprehensive Plan.

Discussion of additional people for the Steering Committee for Phase 2.

- Tim reported that Jim Field has joined.
- Tim heard that Andy Vlock may reach out about joining.
- Tom would like to reach out to Bob Whitesman, everyone agreed.
- Tim will give a brief update at Town Meeting about the Comp Plan progress. Tim will explain the Steering Group and invite others to consider joining. Tim will also table with printed copies of the Phase 1 report and the Leverett Logic Model municipal cartoon.

3. The Board reviewed the request submitted to Ken relating to a contemplated Site Plan Review of a small-scale ground mounted solar system, by reason of the height of the system being 131.25" which is over the 108" maximum height permitted without Site Plan Review.

(See copy of the email below)

After deliberating and reviewing the zoning bylaw, nobody on the Planning Board objected to Ken writing back to Kate Glowatsky from Valley Solar to tell her that the Board had no objection to her using the 11"x17" "B" Size site plan review form.

Ken advised the Planning Board to consider a zoning bylaw change proposed to Town Meeting that would resolve an ambiguity in the bylaw relevant to Ms. Glowatsky's request.

Steve summarized the suggested bylaw changes as follows:

1. Change the required plan size of the ground-mounted solar electric installations site plans from 24"x36" (C size plan) to 11"x17" (B size plan).
2. Height on small scale solar arrays (ground-mounted) modify 'not in excess of 9' to 20' feet" to "14' to 20' feet."

Richard suggested that we consider adopting the Franklin County Registry of Deeds plan regulations.

4. Call in Business - none.

5. Coordinating the next meeting, the Planning Board agreed to the following:

- Steve as Vice Chair will create the agenda.
- Richard will post the meeting by sending to Town Clerk and posting to the website.
- Tom will have a scheduling conflict and requests that the next meeting be May 24th instead of May 10 -- that date works for everyone.
- Ken suggested that we consider returning to Town Hall meetings in the future with a hybrid option.

6. Farewell to Ken Kahn, 35 years of continuous Planning Board service!

From: Katherine Glowatsky <kate@valleysolar.solar>
Date: Fri, Apr 7, 2023 at 1:14 PM
Subject: Site Plan Review Questions
To: kpkahn@gmail.com <kpkahn@gmail.com>

Hello Ken,

I am wondering, for the site plan review of a ground mounted solar system, if we would be able to submit our plans on 11"x17" paper if possible? We don't have 24"x36" on hand and would need to special order those prints if needed. The site plan review is due to the height of the system being 131.25", which is over the 108" maximum height.

Please let me know either way. Have a nice weekend!

Kate Glowatsky
Operations – Permit Administrator
Valley Solar
413.584.8844 ext. 213