

5/14/2025

In attendance: Richard, Greg, Tim, Swan, Kimberly, Molly

From community: Pierre Benoit

7:04pm meeting called to order; meeting recorded by fathom for transcription purposes
https://drive.google.com/file/d/1MIFImJ_8p6DuIUkYB5EV_FcgSnaLwTQQ/view?usp=sharing

Meeting Purpose/Agenda

Minutes from April 9th meeting and March 19th meeting: approved unanimously

Recap 2025 Town Meeting

Benoit Solar Application

Zoning Bylaw Changes (ADU, Floodplain, Ground Mounted Solar)

Walk-In Business

Set Next Month Agenda

Key Takeaways

- Planning Board's solar bylaw amendment was removed from town meeting warrant; needs revision and resubmission
- ADUs and solar bylaw revisions prioritized for next workshop; floodplain management bylaw update delayed
- Site plan review requirements for small-scale ground-mounted solar installations causing confusion; board struggling with interpretation and application

Topics

Town Meeting Recap

- Solar bylaw amendment removed from warrant due to concerns and potential inconsistencies
- Board acknowledges need for better explanation and comprehensive review of solar bylaw
- Suggestion to create a one-pager explaining proposed changes for future town meetings

Zoning Bylaw Agenda

- Priorities: ADUs, solar bylaw revisions
- Floodplain management bylaw update delayed; awaiting maps from FERCOG (expected October)
- FEMA's National Flood Insurance Program currently suspended at national level

Property Line Survey Approval

- Board approved recording of property line survey between 175 and 179 North Leverett Road
- Unanimous vote to endorse the survey for registry purposes

Solar Installation Application (5 Spring Hill Road)

- Application for ground-mounted solar installation between 9-20 feet high
- Confusion over site plan review requirements for small-scale installations
- Debate on whether board can waive certain site plan review elements not applicable to solar installations
- No clear consensus reached on how to advise applicant; suggested to submit as complete an application as possible

Next Steps

- Schedule workshop focused on ADUs for next meeting
- Review and revise solar bylaw comprehensively
- Follow up with Mr. Benoit (solar installation applicant) regarding site plan review submission
- Continue discussion on solar installation application at next meeting
- Identify board member to take minutes for next meeting