

WEST NEWBURY PLANNING BOARD
MINUTES OF MEETING
May 15, 2018

Pursuant to a meeting notice posted by the Town Clerk that was delivered to all Board members, a meeting of the West Newbury Planning Board was held on May 15, 2018 at 7:00pm in the 2nd floor Planning Board Room at the West Newbury Town Offices, 381 Main Street. Board Members John Sarkis, Raymond Cook, Brian Murphey, Ann Bardeen, and Richard Bridges were in attendance. Town Planner Leah Zambernardi and Associate Member Cindy Sauter were also in attendance

Minor Modification to Site Plan and Special Permit for Drakes Landing (365) Main St. -

The applicant was not present for the meeting to discuss a new modification for Unit F. The matter was continued to the next meeting.

Review Large Scale Ground Mounted Solar Installation Overlay District Bylaw

The Board discussed proposing a change to the Zoning Bylaw which will allow Solar panels by right with regulations but require a special permit for the 3 residential districts and business districts. The Town of West Newbury is a Green Community. Zambernardi shared that to meet that criteria the Town must allow solar somewhere by right. Within the criteria it explains that a medium solar field is up to 250kW, and large scale is 250kW plus. It doesn't appear that there is an issue to put a maximum size on the large scale solar fields. The Town could issue by special permit in certain zones, in which could include regulations on setbacks and nameplate capacity. A special permit could regulate the size and parcels. This would allow the Town to have control over the project. There would be a Town Vote on the proposed Zoning change.

The Board reviewed certain issues that other Green Communities have encountered with solar installations. Bridges suggested that certain open space land could be used for an installation. The Board discussed having an advisory committee that could bring suggestions and questions to the Planning Board, and assist with identifying parcels and specific zones.

They requested Mike McCarron's clarification on installations on APR land, and to research whether the solar installation at the Page School alone makes the Town in compliance with the Green Communities criteria.

Rose Vetere, 54 Coffin St., asked if any research will be conducted for proper land to have solar installations. The Board replied no. She also asked what the purpose is for solar installations without restrictions on where they will be located, and how big will the solar fields be sprinkled around town. Sarkis stated that the purpose is to abide by the state mandate to limit dependence on fossil fuels. Vetere said that the installations don't have to be industrial size solar installations.

Vetere also stated that the Page School is a large scale solar field, therefore the Town has already met the Green Communities criteria. She provided statistical information, in which the state expectation is that by 2020, 1600 megawatts will be installed for the whole state. Therefore, West Newbury would have to have 2200 kw to do its "fair share." With the Page School installation and rooftop installations West Newbury Planning Board, Minutes, May 15, 2018. Approved June 19, 2018.

there would be 740 kw that is left over to be installed. Sarkis requested that Vetere submit that information to the Board.

James McCobb, 65 Coffin St. discussed the solar installations from an investment perspective which is to maximize profit. He stated that the bigger the field, the bigger the profit. McCobb suggested that the Board take the approach that the Town control the project from beginning to end by creating it themselves. This would involve the Board finding the land, having their own investors, etc. Sarkis stated that the Board does not propose Projects.

Maureen McCall, 9 Cortland Ln, discussed her concern for the abandonment of projects and the future of technology. Bridges replied that the Town is protected by bonds, and the PILOT program. She also voiced her concern over the minimal research available on the impact of solar on health and safety.

Documentation Reviewed: LGSPI Bylaw materials

Review of Open Space Preservation Development Bylaw, Section 6.B of Zoning Bylaw

Previously the Board discussed removing the yield plan requirement from the OSBD Bylaw.

Zambernardi had discussed that proposal with Paul Sevigny, and she shared that he was not particularly in favor of the idea, noting that much of this would come back to the Board of Health. Sarkis stated that the applicant would do soil testing, apply setbacks, wetland boundaries, location for buildings, septic area, and then decide the bedroom per household. Murphey suggested to remove the perc requirement and therefore the applicant would only have to deal with zoning and subdivision requirements. Cook stated it is a challenge to remove the slopes, remove setbacks, split out open space of the remaining land with a certain amount that is quality open space.

Murphey requested that the Daley Property be looked at using no yield plan. The Board discussed the necessity of bonuses with removing the yield plan requirement.

The Board used an already developed plan to apply their ideas. The Board will continue to work with the various scenarios to update the OSPD bylaw.

General Business –

Updates –

Zambernardi shared that the Selectmen stated that they don't feel that an hour is necessary to discuss the approval of the housing production plan but that it can be on the agenda for their next meeting. The Selectmen have not provided comments. Murphey will email them to summarize the benefits of the housing production plan in hopes of some feedback.

Minutes – April 3, 2018, April 17, 2018, May 1, 2018

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Minutes were deferred to a future meeting.

Vouchers –

Zambernardi stated that she will attend the MAPD conference and use the Town Credit Card for payment. She had vouchers for payment to Meridian, and timesheets.

Correspondence –

There was no correspondence.

Administrative Details –

Zambernardi is working on budgeting for a new projector.

Adjournment -

Cook made a motion to adjourn at 9:47 PM, and it carried 5-0-0.

Submitted by,

Lori Dawidowicz
Recording Secretary