

Heath Planning Board Meeting

Date 9.4.2012

Meeting called to order at 6:40 pm.

Attendance: Calvin Carr, Bob Viarengo, Bill Gran, Douglas Mason and Jo Travis

Others in attendance: Bruce VanIldersteine, Nancy Thane, Steven Thane

Discussion Points:

1. Discussed the Thanes special permit. Specifically, why they could not build behind the house and how many public meetings we would have. The decision was that we would have one public meeting.
2. Examined the maps of heath and discussed of the solar overlay district, power lines, and conservation.
3. Restrictions as they relate to "Zone D" and large scale solar development by special permit.
4. Re-examined the wording for the overlay districts as stated in the working bylaw document and the comments by the committee on large scale solar.
5. Doug will send Peggy the following amendments to the current Draft Bylaw.
 - a. In section 6.7.2 Applicability, we're recommending a new clause A the reads: **The land that may be developed for Large-Scale Ground-Mounted Solar Electric Generating Installations shall occur in Zoning District D by Special Permit. (new clause B)**
 - i. **The area available for development in Zone D excludes:**
 1. **Important wildlife Habitat (Mass DOE and DEP)**
 2. **BioMap2 Critical Natural Landscape Core Habitat (NHESP)**
 3. **Permanently Protected Open Space.**

Clause B becomes C, C becomes D.

- b. In section 6.7.5 Required Documents. #1c, we want to add the following new language (in Bold) so the clause reads: " Locations of the wetlands and Priority Habitat Areas defined by the Natural Heritage & Endangered Species Program (NHESP), **Important Wildlife Habitat (Mass DOE and DEP), BioMap2 Critical Natural Landscape Core Habitat (NHESP), and Permanently Protected Open Space.**
- c. 6.7.9 C - We recommend a height Limit of 15 feet for ground mounted solar systems.
- d. 6.7.2 - For residential, ground-mounted installations, we felt that **Special Permit** was better protection than Site Plan Review.
- e. In 6.7.13 D - Remove "cut to low to meet indemnification as determined by the planning board" and add,

"The developer and/or any subsequent owner shall adhere to the reporting requirements for the indemnification funds as stipulated by the planning board at the time of the application for a special permit for solar development. Reporting requirements shall include, but not be limited to, an annual reporting of fund balances and compliance with restrictions on allowed investments of indemnification funds as stipulated by the planning board.

Bill moved to adjourn at 8:20, Bob Seconded.

Respectfully Submitted,

Douglas Mason