Planning Commission

November 1, 2017

Present: Jeff Wheeler, Chris Cummings, Bill Dunkel, Vance Bell, Kate Wright

Meeting called to order at 6:30.

Move to accept 10/18/17 meeting minutes by Jeff, seconded by Vance, approved by all.

Future meetings will be on second Wednesday of each month.

Review of proposed 2018 budget. Deleting $5,000 consulting services for next year since we are nearly done with new zoning regs. Publishing Public Notices increased from $300 to $500. Budget agreed upon.

Review of solar energy regs. Agreed that historic district ground mounted and roof mounted solar approved only with conditional use.

Review of screening requirements. Approved for forest district. Forest and rural residential – permitted use should include ground and roof mounted.

Section 506 – setbacks for ground mounted solar – remove “commercial” from “commercial ground mounted.”

Question of whether there should there be a height requirement for screening – no.

There is a list from the state about what species can be used for screening (i.e., excludes invasive species). We accept Jeff’s suggestions regarding screening.

Small wind: Section 505 Individual Wind Energy Systems

Add ELCR noise standards.

Remove maximum capacity of 500 kW.

Question of how many turbines could be built in each project. Jeff will research what other towns use for regs about density of wind development.

Add language regarding decommissioning of wind turbines. PC recommends including language Mass. uses.

Bill has been in touch with John Broker Campbell who is Flood Plain Administrator for Springfield and who feels we have covered what needs to be covered.

Next meeting Nov 14th at 6:30 to review entire zoning regs.

Motion to adjourn by Chris, seconded by Jeff, all agreed.