

**EGREMONT PLANNING BOARD**

**PUBLIC HEARING**

**MINUTES**

**PROPOSED BYLAW AMENDMENT, LARGE-SCALE GROUND-MOUNTED  
SOLAR PHOTOVOLTAIC INSTALLATION OVERLAY DISTRICT**

**Wednesday, March 9, 2015**

**7:04 p.m.**

**Present: Planning Board:** Helen Krancer (chair), Mark Holmes, Bill Bodinger, Don Pulfer (clerk)

Tom Haas, Marj Wexler, Tom Sierau, Eileen Vining, Rich Edwards, Tom Gilbert, John Lipman (Orleans, MA), Bob Haight (Copake, NY), Charles Proctor, Elliott Krancer, Jim Barry, Ted Vining (sign-in sheet attached).

The clerk read the following notice, which was posted and published in the Berkshire Eagle.

Notice – Notice is hereby given pursuant to the provisions of Chapter 40A, Section 5 of the Massachusetts General Laws that the Egremont Planning Board will hold a public hearing for a proposed amendment to the Zoning Bylaw of the Town of Egremont, Massachusetts to create a Large-scale Ground-mounted Solar Photovoltaic Installation Overlay District which shall consist solely of Parcel 0004 on Egremont Assessors Map 9, owned by the Town of Egremont, and located at 171 Egremont Plain Road. The hearing will take place at the North Egremont Firehouse, Route 71, Egremont, Massachusetts on Monday, March 9, 2015 at 7:00 p.m.

The language of the proposed bylaw changes can be viewed at Egremont Town Hall or on the town's web site, <http://www.egremont-ma.gov> .

Introduction by Helen – This bylaw was a joint effort by citizens and the Planning Board. The proposal to provide a site for renewable energy will help qualify Egremont to become designated as a Green Community in the Commonwealth. The bylaw was drafted by Juliette Haas and Marj Wexler and then presented to the Planning Board for review and changes.

Juliette Haas – Juliette thanked the Planning Board and Board of Selectmen for their help and cooperation in getting this proposal to the public hearing and town meeting stage. She introduced Jim Barry, Western Regional Coordinator for the Massachusetts Department of Environmental Resources. The hope is for Egremont to be recognized as a green community; once we become a designated green community, we would be eligible for grants and Green Community funding that could be used for environmental and energy purposes.

This proposal is for by right siting for alternative energy/solar energy production, one of the five steps required for green community certification. This would set aside a town-owned site for photovoltaic development, one acre of a 30-acre site.

The Attorney General has approved this kind of zoning for an overlay district for a particular town property for by right use for clean energy production.

Chair – called for questions and comments.

Helen Krancer – This proposed by-right siting means that this proposed use cannot be turned down, but it requires site plan review so that the town and the developer can agree on what best for each party. This is unique for Egremont, and the state has approved this selection of a single town-owned site for these purposes.

Mark Holmes – Some have questioned why only one site in town.

Juliette pointed out that the other potential town-owned property was the landfill, which turned out to be not feasible for this use because of poor accessibility and no infrastructure.

If we enter into negotiations with a solar developer, because it is town-owned, the proposal would be open to all the citizens of Egremont. When and if a solar developer approaches the town, the public definitely will be involved.

Charles Proctor asked a question about the buffer; is the one-acre site to be surrounded by another acre of buffer? Juliette answered that the state criteria specify the minimum size and the minimum buffer is set by yard setbacks in our zoning bylaw.

Helen Krancer pointed out that also this proposal limits the height of the solar array to 15-feet. The buffer is intended to mitigate the visual impact.

Juliette – There will be an informational meeting on this proposal on Saturday, April 11, at Town Hall, 10:00 a.m.

There being no further comments or opinions, the public hearing was closed at 7:20 p.m.

Respectfully submitted,

  
Donald Pulfer, Clerk

*Reviewed and approved by Planning Board at its meeting March 25, 2015*

Egremont Planning Board

page 2

Minutes, Public Hearing  
Proposed Bylaw Change  
Large Scale Ground-Mounted Solar  
Photovoltaic Installation Overlay District  
March 9, 2015

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GSP I Overlay District

Proposed Bylaw Hearing

Tom Haas 3 Baldwin Hill ~~DE~~  
Mary Wexler 96 Prospect Lake Rd  
Tom Sierau 66 Boice  
EILEEN VIVING 217 JUGHEAD RD - (SO.)  
Rich Edwards 11 Hilltop Rd  
Tom Gilbert 32 Bentry Court, Lenox MA  
John Lipman Orleans, MA  
Bob Harrott Planning Board Copake, NY  
Charles Proctor 131 Baldwin Hill Rd  
Elizabeth Spencer 29 Blunt  
Jim Barry 342 Dwight St Springfield  
Ted Vivings 217 Jughead Road.