



Williamsburg Planning Board

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Minutes for meeting on **February 1, 2021**

Member	Present	Not Present	Member	Present	Not Present
Amy Bisbee	X		Eric Schmitt	X	
Chris Flory	X		Steve Smith	X	
Holly Hendricks	X		Steve Snow	X	
Jean O'Neil	X				
Others present: Andy Vecellio, of Renewable Sun Partners, Gill MA					
Note: Chris Flory explained via email that he attended the virtual meeting, however he was unable to be heard or seen due to a technology issue.					

At 7:03 pm Chair Bisbee called the meeting to order.

1. Andy Vecellio of Renewable Sun Partners, Gill MA called into the meeting. He called with respect to a Williamsburg resident at 67 Depot Road who is interested in expanding an existing residential solar array to 0.6 acres. Board affirmed Mr. Vecellio's understanding that this is allowed by right on lots under 1.25 acres.

2. Minutes approved for 1/11/2021, as amended.

Meeting Date	Comments	Motion to Accept	Motion to Accept as Amended	Second	Vote Yea - Nay
1/11/21	Vote totals six due to Flory technology issue.		Schmitt	O'Neil	6-0

3. Marijuana cultivation discussion. Smith provided an overview of a recent Montague PILOT arrangement for a combined cultivator and retailer, including fee structure 3% which adds up when applied to \$7 million revenue estimate. Board members noted the news article about Chesterfield moving forward with a cultivator which may employ 43-100 employees. Chair Bisbee underscored that there are three new marijuana establishment types we need to update due to state changes. Chair Bisbee to draft updates to use table and regulations. Board looks forward to hearing from the public on this topic at the upcoming public information and listening session.

4. Accessory structure discussion. Affirmed proposed bylaw language changes for accessory apartments to allow detached accessory apartments, and proposed use table modifications. Illustration of 1,000 square feet suggested. Board looks forward to hearing from the public on this topic at the upcoming public information and listening session.

5. Commercial solar discussion. O'Neil presented a draft of proposed amendments to commercial solar array bylaws, highlighting changes, and noting the adoption of language recently suggested by the PVPC. New or amended language is proposed for topics including consistency with community planning documents, downward lighting, vegetation, use of herbicides, fencing, stormwater management, batteries, transfer of ownership, setbacks and "moose size" wildlife corridor buffers between arrays. Chair Bisbee to review proposed changes. The board had a related, follow-on discussion of batteries and energy storage facilities. Board expects to discuss further in future, although not necessarily address in this year's proposed bylaw changes.

6. Discussion of public information and listening session. Board agreed to tentatively aim for an early March date. O'Neil noted that there are OPM (Owners Project Management Safety Complex) meetings coming up.

7. Chair Bisbee noted as new business that resident Stephen St. Clair inquired about subdividing a parcel without frontage to an abutting neighbor. ANR expected.

The next planning board meeting date is set for February 16th, 2021, at 7pm.

At 7:55 pm the meeting adjourned.

Respectfully submitted,
Eric Schmitt