



Zoning Board of Appeals

Minutes of Tuesday, July 9, 2019 – 7:00 PM

Board of Appeals members present: Charles Dudek, Gerry Mann, Marci Caplis & Paul Kennedy

Planning Board Members present: Amy Bisbee, Stephen Snow, Stephen Smith, Jean O'Neil & Eric Schmitt

Applicants present: Chris Ryan-Meridian

No public present

Site Plan Review from Planning Board to Zoning Board- ZPT II Energy, 5 and 5R Hatfield Street

The Site Plan review was called after an application from ZPT II Energy was received for a Site Plan Review and a Special Permit to construct a large scale ground-mounted solar array at 5 & 5R Hatfield Street on land owned by Penelope Johnson identified as Assessors Map G 76-1 and Map K 33. The public hearing was first convened on April 29, 2019.

Meeting was called to order by Amy Bisbee at 7:05 pm. ZBA meeting called to order by Charles Dudek.

A summary was read by Amy Bisbee of the final plans and all supporting documents. A list is incorporated into the Site Plan Review.

Finding by the Planning Board show a suitable development by ZPT II Energy at 5 & 5R Hatfield Street as proposed by their application. The Planning Board had some restrictions. Financial Surety prior to the issuance of a building permit, hours of operation for construction from 7 am until 6 pm, emergency plans on site for police and fire, all conditions of the Conservation Commission from the 5/21/19 meeting must be met, no deviation from the submitted plans. Conservation Commission shall be allowed to be on site during construction.

A copy of a Bond template from the Town will be given to the applicant.

Motion made and seconded to close the joint meeting made and so voted by the Zoning Board of Appeals and the Planning Board.

Motion made and seconded to open the Decision Meeting by the Zoning Board of Appeals. Motion so voted.

For the purpose of the decision meeting (GM, PK and CD) will render the decision. (MC) noted that the Conservation Commission approved the final plans from ZPT II.

The Zoning Board of Appeals discussed conditions of the Special Permit.: downward lighting, adhere to applicable bylaws regarding the building permit, no herbicides nor pesticides, no signage on Rte. 9, no deviations from the submitted final plans. Any changes will require resubmission of another permit. Must comply with conditions in the Site plan review as submitted by the Planning Board which will be attached to the decision by the Zoning Board of Appeals.

The Zoning Board of Appeals would like the Police Department and Fire Department invited to the site to be aware of project. The special permit may not be transferred.

Motion made and seconded to approve the Special Permit with the conditions set forth. Motion so voted.

GM-Aye

CD-Aye

PK-Aye

Motion made and seconded to conclude the decision meeting. Motion so voted.

Motion made and seconded to approve the Minutes of 1/28/19 and 2/27/19 as written and the Minutes of 1/8/19 as amended (suggested change to remove short term rental and replace with lodging unit). Motions so voted.

Motion made and seconded to adjourn. Motion so voted

Respectfully submitted,
Brenda Lessard, Secretary