



Zoning Board of Appeals

Minutes of Tuesday, October 17, 2017 – 7:30 PM

Board of Appeals members present: Charles Dudek, Gerry Mann, & Osa Flory

Planning Board members present: Robert Barker, Stephen Smith, Stephen Snow, Christopher Flory & Jean O'Neil

Applicant Present: John Motta, John Perry

Public Present: Paul Kennedy

Williamsburg East Street Solar-Site Plan Review from Planning Board to Zoning Board of Appeals

Meeting was called to order at 7:30 pm by Robert Barker. This meeting was called to present the findings of the Site Plan Review from the Planning Board concerning the application of Williamsburg East Street Solar for a Site Plan Review and a Special Permit to install a photovoltaic solar array at 103 Briar Hill Road. The joint public hearing was held September 28, 2017.

The Planning Board were concerned with three items. Vegetative maintenance, the hours of activity and the response from the Fire Department in case of an emergency. The Planning Board would like a statement from the Goshen Fire Chief that Goshen will respond in case of an emergency as the only access road is off East Street in Goshen. John Motta has been in contact with Chief Labrie from Goshen and Chief Connell from Williamsburg. Chief Connell has stated to Mr. Motta that Williamsburg will respond and there is a Mutual Aid agreement. There was discussion regarding a Knox box with a key for the Fire Department.

Discussion included whose responsibility it is to say who responds in an emergency, training, access to the property, the peculiarity of the location as the access is through Goshen.

John Perry stated he had met with Chief Connell in person and had an email from Chief Labrie and they are in agreement with a plan which will be on file with both towns and Williamsburg East Street Solar LLC.

The Planning Board submitted their findings to the Zoning Board of Appeals which included that the site was appropriate for a solar array of the size applied for and the Planning Board's report showed it was a suitable use for the property.

Motion made (SSnow) and seconded (CF) to adjourn the Planning Board's meeting with the Zoning Board of Appeals. Motion so voted.

Motion made (GM) and seconded (OF) to close the hearing with the Planning Board. Motion so voted.

Decision Meeting-Williamsburg East Street Solar LLC

Motion made (GM) and seconded (OF) to open the decision meeting for Williamsburg East Street Solar LLC. Motion so voted.

Motion made (OF) and seconded (GM) to approve the Special Permit to East Street Solar LLC, 103 Briar Hill Road to construct a photovoltaic solar array as submitted in the plans, with the following conditions:

1. All exterior lighting shall be directed downward and prevent light from straying beyond the property boundary (commonly known as dark-sky type).
2. The applicant must comply with all provisions of the special permit criteria or use criteria and all other applicable provisions imposed by the Williamsburg zoning bylaw.
3. The plans, specifications, and studies submitted by the applicant are specific conditions of this permit. Any changes to the plans, specifications, or studies submitted by the applicant in support of the application will require submission of a new application for a special permit.
4. The applicant, its successors or assigns, shall, within 60 days of when facility commences operations, provide to the Select Board and Planning Board a form of surety covering the cost of removing the installation and remediating the landscape in accordance with Section 9.30-12.3 of the Zoning Bylaw.
5. Vegetation maintenance will be accomplished as indicated in Appendix G of the application dated September 7, 2017. No herbicides or pesticides will be used to control vegetation.
6. Trucks and other vehicles accessing the site shall use the current private access gravel road.
7. No lighting or signage shall be visible from public roads or abutting properties.
8. No construction shall occur prior to 7:00 am or after 6:00 pm.
9. This special permit may not be transferred to any other person or entity under any condition.

Motion made (OF) and seconded (GM) to adjourn the decision meeting. Motion so voted.

Respectfully submitted,

Brenda Lessard, Secretary