



Williamsburg Planning Board

141 Main Street, P.O. Box 447

Haydenville, Massachusetts 01039-0447

Ph: (413) 268-8400

Fax: (413) 268-8409

Minutes for meeting on May 6, 2013 Approved	Members:	present	not present
	Jim Locke	x	
	Steve Snow	x	
	Tim McQueston	x	
	Bob Barker	x	
	Steve Smith	x	
	Others present:		
	Claudio Garrido		
	Gerry Lashway		
	Bill Turner		
	<i>For the Marijuana Dispensary Hearing:</i>		
	Osa Flory		
	<i>For the Solar Photovoltaic Bylaw Hearing:</i>		
Osa Flory			
Gerry Mann			
Kim Boas			
Chuck Dudek			
Mary Dudek			
Rob Stinson			

Chairman Jim Locke called the meeting to order at 7:00PM.

1. Mr. Claudio Garrido came before the board with an informal question about a subdivision he is considering. The board explained to him the requirements for frontage, lot size, and reasonable access to any proposed subdivided lots.
2. Mr. Gerald Lashway came before the Board to report that the paving had been completed on his Eastern Avenue Extension subdivision road. Highway Superintendent Bill Turner was also present to confirm that the paving was done and to submit a letter with that information. Mr. Lashway submitted to the board an as-built plan for the subdivision. He asked what other documents were needed and Chairman Locke told him that the last items needed were letters from the utility companies stating that utilities had been brought to the subdivision.
3. The Board reviewed the minutes of March 4 and approved them unanimously with one correction: adding “and Bob Barker’s” in item 4, to make the first sentence read: “Chairman Locke reported on his and Bob Barker’s attendance of a Medical Marijuana Listening Session at Holyoke Community College.”
4. At 7:15 Chairman Locke convened a public hearing on the Medical Marijuana Moratorium bylaw. The Board reviewed wording proposed by Locke. There were no comments from the public. The hearing was closed at 7:40.

5. Locke reported to the Board that a group had been talking with the Water and Sewer Commission about siting solar panels on land owned by the Town on South Street. Locke was going to email the Board of Selectmen to urge them to take no action on that proposal until the new Large Scale Ground Mounted Solar Photovoltaic bylaw had been presented at Town Meeting.
6. At 7:45, Chairman Locke convened a public hearing on the Large Scale Ground Mounted Solar Photovoltaic bylaw. The Board reviewed changes suggested by the Town Counsel. Maintenance of the Town Zoning Map was discussed and it was decided to handle updating the map as a separate issue for a later date, not at this year's Town Meeting. The Solar overlay district will be defined in the proposed bylaw by the parcel IDs for the parcels included.

Comments from the public:

- a. Kim Boas asked what process would be available to amend the definition of the Solar overlay district if any citizens wanted to change it in the future. The answer was a political process which would include the Board of Selectmen and the Planning Board.
- b. Chuck Dudek asked if the Board was prepared to explain the size and location of the Solar overlay district at Town Meeting, and why the area for by-right siting was so small. The Board responded that the creation of the Solar overlay district was driven primarily by the financial incentive the state had provided to encourage such zoning. The Board did not want to allow by-right siting of commercial solar installations beyond the minimum needed to satisfy the state Green Communities program.
- c. Mary Dudek expressed concern that the proposed bylaw was not supportive enough of solar energy. Members of the Board explained that the goal was to provide guidelines and a process via Special Permit for people to develop these commercial solar facilities. The Board also noted that the bylaw did not regulate installations on roofs, nor any installation smaller than 1.25 acres.

The public hearing was closed at 9:18PM.

7. Chairman Locke asked for an additional meeting on Monday, May 13. Enough members for a quorum were available, so the 5/13 meeting was scheduled.
8. With a motion by Steve Snow and a second by Bob Barker, the Board voted unanimously to adjourn at 9:20PM.

Respectfully submitted,
Steve Smith