

PLANNING BOARD MINUTES

Special Meeting

March 8, 2012

Town Council Chambers

Board members present:

Jan Eckhart, Chairman Ron Wolanski, Town Planner

Richard Adams, Vice Chairman Jack Kane, Building/Zoning Official

Gladys Lavine Roland Chase, Town Solicitor's office

Charlene Rose-Cirillo

Pete Marnane

Audrey Rearick

Member absent:

Betty Jane Owen

The meeting was called to order at 10am.

1. Review request of the Town Council for a recommendation on a petition for Zoning Ordinance amendment relative to ground-mounted solar arrays. Petition by 28 Jacome Way, LLC.

Mr. Wolanski described the proposed zoning ordinance amendments and the need to address questions that had arisen regarding the impacts.

There was discussion of whether additional provisions should be contained in Article 7 or in a new article.

Mr. Chase advised that a definition for the use must be provided in the ordinance.

There was discussion of the need for setback requirements and other standards.

Mr. Wolanski suggested that the use should be subject to development plan review, which would allow for review of design and application of certain standards, such as buffers and landscaping.

There was discussion of the zoning districts in which the use would be permitted. There was a suggestion that the use should be permitted in residential districts subject to restrictions, such as minimum lot size requirements. The use might be appropriate in agricultural settings.

There was some concern raised about impacts in residential neighborhoods.

Attorney Robert Silva, representing the petitioner, expressed a willingness to work with staff to revise the petition to address concerns, but was concerned about the time needed to discuss and address concerns relative to development in residential areas.

Citing the additional concerns regarding potential development in residential districts, and the desire to provide a timely recommendation on the petitioner's request relative to development in business districts, the Board requested that staff work with the petitioner and the solicitor's office to revise the petition relative to business districts. The Board will consider additional amendments relative to residential districts at a later time. The current petition should be revised to address the following items:

- **Provide a definition for the proposed use;**
- **Require appropriate setbacks and a height limit;**
- **Security fencing;**
- **Require removal upon decommissioning.**

The meeting adjourned at 11:15 am

Respectfully submitted:

Ronald M. Wolanski

Town Planner