

Town of Tyringham

Planning Board Meeting

7:00 PM November 18, 2015

Town Hall, Tyringham, MA 01264

Approved Minutes

In Attendance: Christina Alsop, Mark Curtin, April Roche, Holly Ketron, Peter Salinetti, Michael Curtin

Public Present: Tonio Palmer, Larry Bravo, Ron Goldberg, Carl Curtin

Minutes of 11/04/15 were reviewed and approved.

ANRs, Curtesy Notices, Mail:

Tyringham Building Permits: Replacement windows, Donald Hale, 66 Main Rd. Blown in insulation, Julia Svor, 26 Jerusalem Rd.

Notices: Monterey Board of Appeals, Building Permit approved at 30 Sackman Way.

Email from Town Counsel, Jeremia Pollard providing information on recent court decision related to granting of special permits. Buccaneer Development, Inc. vs Zoning Board of Appeals of Lenox.

New Business: Public Hearing for proposed Wind and Solar By-Laws

Christina shared summary of the work and findings that resulted in current proposed by-laws. She opened up the discussion by highlighting ways in which the drafts have been updated and ways in which they have remained the same since they were last proposed at the town meeting.

The discussion began with a question about the height limit for wind tower being less than the limit on the town's current communications tower. Christina explained the limit was identified as a reasonable height limit by the board and a by townspeople who participated in the information sharing session. No one voiced opposition to the 100' height limit when the board asked for direct feedback about the height limit.

The discussion then moved to viability of wind power in Tyringham. Tonio Palmer shared that his land shows as quite suitable for wind based on wind map. There were multiple townspeople who shared the perspective of being in support of seeking alternatives to producing energy. A question was asked about why town land would not have to necessarily follow the by-law. Mike Curtin clarified that the purpose of all by-laws are for privately owned land in the town, and that in general, town land projects fall in a different category.

The group then discussed language in the by-laws around solar and wind installations keeping with the Tyringham landscape. Tonio suggested removing the term "eye sore", as it could be subjective. The board and attendees agreed with his feedback that other language describing the historical nature, etc. is enough to describe the spirit of the by-law. The board will make this adjustment to both by-laws.

Tonio reflected on lessons learned through the communication tower by-law and asked if the Board thought the limits set by the by-laws would be viewed as reasonable by the state & not prohibitive of any sort of solar or wind. Holly shared that the board had sought out advice of Berkshire Regional Planning Commission (BRPC) around both the 100' wind limit and 1 acre solar limit. Brian Domina of BRPC advised the board that these were likely reasonable limits for Tyringham. There was further discussion about the solar acreage. Christina clarified questions about these limits. Mike Curtin clarified that solar on an existing structure is by right. Ron Goldberg discussed the difference in the visibility for solar vs wind. The group further discussed the differences between noise issues with wind that do not exist with solar installations. Overall, attendees supported the by-laws. Comments included that the by-laws were well researched, reasonable, and with generous allowances for solar.

Old Business: none.

Meeting Adjourned at 7:51 pm.

Our next meeting will be December 2, 2015

Reminder of Special Town Meeting Saturday December 5th @ 10am.

Respectfully submitted, April Slater Roche