

Town of Tyringham
Planning Board Meeting and Public Hearing

7:00 PM April 24, 2015

Town Hall, Tyringham, Ma 01264

Draft Minutes

In Attendance: Robin Almgren, Christina Alsop, April Roche, Mike Curtin

Public Present: Paula Bradley

Mail: none

Minutes of 4/15/15 were approved.

Public Hearing: The board reviewed the proposed Solar and Wind by laws for Paula Bradley, explaining that Industrial Energy sites would be in conflict with the zoning by-laws in Tyringham which is zoned as a residential and farming community, but that the board had purposely allowed for both small wind and solar for these allowed purposes.

New Business: None

Old Business:

Solar by-law limiting large Industrial Solar installations: We reviewed the additions recommended by Matt Puntin:

Building Permit

No ground-mounted or roof-mounted solar photovoltaic installation shall be constructed, installed or modified as provided in this section without first obtaining a building permit.

Size 3 acres:

The total area of ground-mounted solar photovoltaic structures as measured shall include the areas where the solar panels are installed, all appurtenant and accessory buildings, access roads, landscaping and visual screening elements, and shall not include wetlands.

Setback and Height Requirements

The setbacks for ground-mounted solar photovoltaic installations, including appurtenant structures and parking areas, shall be at least 50 feet from any property boundary. The setback areas shall not be included in the calculation of the size of the ground-mounted solar photovoltaic installation. The height of a ground-mounted solar photovoltaic installation or any appurtenant structure shall comply with the requirements of Tyringham Zoning Bylaw.

Drainage

The Site Plan shall show adequate measures to prevent pollution of surface or groundwater, to minimize erosion and sedimentation, to prevent changes in groundwater levels, and to prevent increased run-off and potential for flooding.

Drainage shall be designed so that run-off shall not be increased and that neighboring properties will not be adversely affected. A system of groundwater recharge shall be provided that does not degrade groundwater quality. Recharge shall be by storm water infiltration basins or a similar system covered with natural vegetation. Dry wells shall be used only where other methods are not feasible. All basins and wells shall be preceded by oil, grease and sediment traps to facilitate removal of contamination. Any and all recharge

areas shall be permanently maintained in full working order by the owner.

We did decide to use these with a few modifications and many thanks to Matt Puntin for the experienced input.

The board also readdressed the list of definitions and after much discussion decided to keep only the one for Solar Energy System as stated in the proposed by-law.

There was continued discussion concerning the 3 acre allowance for the Solar Array. Some members felt the area was too large, especially considering that 15-17 acres of cleared land needed to surround the 3 acres. But there is no restriction in our zoning for clearing land and, after digesting the fact that the state will not let us restrict solar and other towns in Berkshire County are giving a five acre allowance, we felt we would remain at the 3 acre allowance.

Meeting was adjourned at 9:00 PM

Our next meeting will be May 6, 2015

Respectfully submitted, Christina Alsop