

LUNENBURG PLANNING BOARD

TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta-Simeone, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



Tel: (978) 582-4147 ext 5
Fax: (978) 582-4353
960 Massachusetts Avenue
Lunenburg, MA 01462

Minutes
February 6, 2012

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

Time: 6:30 PM

Present: Emerick R. Bakaysa, Chair, Joanne Bilotta-Simeone, Vice Chair, Robert J. Saiia, Nathan J. Lockwood, Thomas W. Bodkin Jr., Marion M. Benson, Planning Director

Joint meeting with Green Community Task Force (GCTF) – called to order at 6:34 PM by Mr. Bakaysa and Mr. Blatt, Chair of the Green Community Task Force.

The Planning Board would like input from the Green Community Task Force regarding the Town solar bylaw. Ms. Benson provided a handout of the Model As-of-Right Zoning Bylaw, which is the only current one from the State. Mr. Bakaysa said that the Planning Board met with UNITIL last week regarding procedures for large-scale solar projects. They are only required to accept Net Metering up to 1% cap for residential and 2% for municipal projects. Mr. Blatt said that if more power is produced than net metering limits, the power can be wholesaled.

Regarding the proposed solar field on the Youngs Road landfill, Mr. Blatt noted that the GCTF is gathering all the financial information and UNITIL approval before presenting the project for review to the Lunenburg Planning Board. He suggested that if proposed large-scale solar projects defined the scope of their projects (size and interconnect application) prior to seeking approvals from Town officials, that it would provide much needed information required to make informed decisions.

Mr. Bakaysa asked Mr. Blatt for suggestions on setbacks for ground mounted solar installations. Mr. Blatt offered an idea of doubling the size of the array. Mr. Sund noted the difference between commercial and residential solar applications. Mr. Bakaysa questioned if the size of residential ground mounted projects could be limited.

Ms. Benson accepted a copy of the Pioneer Valley Planning Commission on Bylaw Writing submitted by a visitor.

At 7:07 PM the joint meeting concluded and the Planning Board continued with its meeting with discussion regarding solar, solar projects presented and proposed update of bylaw. There was also discussion on selecting overlay districts.

The Lunenburg Planning Board requested Steve Marsden report on information he has gathered from attending seminars and being in the field.

David Rodgers, Lunenburg Water District Commissioner, was present and asked to speak. He noted the Lunenburg Water District is looking for engineering to place solar fields on the well site on Lancaster Avenue and the well site at 500 Leominster Shirley Road (Keating property). He also noted to the Board he will be working with the Board's present consultant, Steven Marsden, under a contract. This will prohibit Mr. Marsden from reviewing any solar projects for the Town.

Meeting adjourned 8:30 PM.