

GREENFIELD TOWN COUNCIL
Special Meeting Minutes
April 2, 2012

Greenfield Police Department

7:00 pm

CALL TO ORDER: Meeting was called to order at 6:05 p.m. by President Singer.

President Singer stated this meeting was being recorded. If any other person present was doing the same, they must notify the chairperson at this time. It was noted the Town Council was audio recording and GCTV-15 was video recording the meeting for future broadcast.

ROLL CALL OF MEMBERS: Roll Call was taken. Councilor Farrell was absent.

ALSO PRESENT: Director of Municipal Finance and Administration Marjorie L. Kelly; Assistant to the Town Council Clerk Kathy Scott; DPW Director Sandra Shields; Director of Planning Eric Twarog; Planning Board Chairwoman Roxann Wedegartner; GCTV-15 staff; Anita Phillips, *the Recorder*; and members of the public.

MOTIONS, ORDERS, AND RESOLUTIONS

MOTION: On a motion by Councilor Devlin, second by Councilor Hirschfeld, it was unanimously,
VOTED: TO WAIVE THE RULES OF PROCEDURE.

President Singer reviewed the process which brought the Town Council to consider rescinding votes taken during the March 21, 2012 meeting. He asked if any of the Councilors had objections to rescinding the votes. None were noted.

MOTION: On a motion by Councilor Wisnewski, second by Councilor Sutphin, it was,

MOVED: THAT IT BE ORDERED THAT THE TOWN COUNCIL RESCINDS THE FOLLOWING VOTE TAKEN ON MARCH 21, 2012 REGARDING LARGE-SCALE GROUND-MOUNTED SOLAR PHOTOVOLTAIC INSTALLATIONS.
Order no. FY 12 -122

THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD, ZONING ORDINANCE CHAPTER 200 AS FOLLOWS:

Allow municipal use in the RC & RB.

Amend Section 200-4.9, General Commercial (GC) District, Subsection C, Uses permitted by special permit, of the Greenfield Zoning Ordinance by adding "Large-Scale Ground-Mounted Solar Photovoltaic Installations" as a use permitted by special permit.

Amend the Table of Uses to state that "Large-Scale Ground-Mounted Solar Photovoltaic Installations" is a use permitted by special permit in the General Commercial (GC) District.

Amend Section 200-4.10, Office (O) District, Subsection C, Uses permitted by special permit, of the Greenfield Zoning Ordinance by adding "Large-Scale Ground-Mounted Solar Photovoltaic Installations" as a use permitted by special permit.

Amend the Table of Uses to state that "Large-Scale Ground-Mounted Solar Photovoltaic Installations" is a use permitted by special permit in the Office (O) District.

AND FURTHER AMENDS THE INDEX OF THE CODE.

Table of Uses
Town of Greenfield
Ch. 200, Zoning
(cont'd)

Industrial Uses (Cont.)	RC	RB	RA	SR	H	CC	LC	GC	O	GI	PI
Contractor's yard	N	N	N	N	N	N	N	SP	N	Y	N
Open storage of raw materials, finished goods, or equipment	N	N	N	N	N	N	N	SP	N	Y	SP
Light industry, manufacturing or processing plant	N	N	N	N	N	N	N	SP	N	Y	Y
Research and development facilities	N	N	N	N	SP ¹¹	SP	SP	SP	SP	Y	Y
Salvage/junkyard	N	N	N	N	N	N	N	N	N	SP	N
Waste hauling establishment	N	N	N	N	N	N	N	SP	N	SP	N
Large-Scale Ground-Mounted Solar Photovoltaic Installations pursuant to ~ 200-7 15	N	N	N	N	N	N	N	SP	SP	Y	Y
Renewable/alternative energy R&D facility	N	N	N	N	N	N	N	SP	N	Y	Y
Renewable/alternative energy manufacturing facility	N	N	N	N	N	N	N	N	N	Y	Y
Other Uses											
Conservation area	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Processing of earth authorized for removal under the Town of Greenfield Soil Removal Ordinance	SP	N	N	N	N	N	N	N	N	SP	N
Mixed residential/business uses	N	N	N	SP ¹²	SP ¹²	Y	SP	SP	N	N	N
Private club or membership organization	N	N	N	SP	N	Y	Y	Y	N	N	N

⁽¹¹⁾Medical research and development only.

⁽¹²⁾Mixed residential/office use only in accordance with § 200-7.10.

DISCUSSION: Councilor McLellan suggested adding language to the motion to ensure all motions taken regarding Large-Scale Ground-Mounted Solar Photovoltaic Installations were rescinded.

MOTION: On a motion by Councilor Wisnewski, second by Councilor McLellan, it was unanimously,

VOTED: TO AMEND THE MOTION TO INCLUDE THE FOLLOWING LANGUAGE: AND FURTHER STATE THAT THE TOWN COUNCIL HEREBY RESCINDS ALL MOTIONS TAKEN ON LARGE-SCALE GROUND-MOUNTED SOLAR PHOTOVOLTAIC INSTALLATIONS AT THE MARCH 21, 2012 MEETING.

It was unanimously,

VOTED: TO RESCIND THE ORDER AS AMENDED.

MOTION: On a motion by Councilor Wisnewski, second by Councilor McLellan, it was unanimously,
MOVED: THAT THE TOWN COUNCIL RESCINDS THE FOLLOWING VOTE TAKEN ON MARCH 21, 2012 TO AMEND ZONING ORDINANCE BY ADDING A NEW SECTION: 200-7.16. NON-COMMERCIAL SCALE SOLAR ENERGY INSTALLATIONS.

Order no. FY 12 -120

THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD, ZONING ORDINANCE CHAPTER 200, BY ADDING THE FOLLOWING NEW SECTION:

~ 200-7.16. Non-Commercial Scale Solar Energy Installations

- o Amends Section 200-4.2(C), Rural Residential District (RC), of the Greenfield Zoning Ordinance by adding “Non-Commercial Scale Solar Energy Installations” as a use permitted by special permit.
- o Amends Section 200-4.3(C), Suburban Residential District (RB), of the Greenfield Zoning Ordinance by adding “Non-Commercial Scale Solar Energy Installations” as a use permitted by special permit.
- o Amends Section 200-4.4(C), Urban Residential District (RA), of the Greenfield Zoning Ordinance by adding “Non-Commercial Scale Solar Energy Installations” as a use permitted by special permit.
- o Amends Section 200-4.5(C), Semi-Residential District (SR), of the Greenfield Zoning Ordinance by adding “Non-Commercial Scale Solar Energy Installations” as a use permitted by special permit.
- o Amends Section 200-4.6(B), Health Service District (H), of the Greenfield Zoning Ordinance by adding “Non-Commercial Scale Solar Energy Installations” as a use permitted by right.
- o Amends Section 200-4.7(B), Central Commercial District (CC), of the Greenfield Zoning Ordinance by adding “Non-Commercial Scale Solar Energy Installations” as a use permitted by right.
- o Amends Section 200-4.8(B), Limited Commercial District (LC), of the Greenfield Zoning Ordinance by adding “Non-Commercial Scale Solar Energy Installations” as a use permitted by right.
- o Amends Section 200-4.9(B), General Commercial District (GC), of the Greenfield Zoning Ordinance by adding “Non-Commercial Scale Solar Energy Installations” as a use permitted by right.
- o Amends Section 200-4.10(B), Office District (O), of the Greenfield Zoning Ordinance by adding “Non-Commercial Scale Solar Energy Installations” as a use permitted by right.
- o Amends Section 200-4.11(B), General Industry District (GI), of the Greenfield Zoning Ordinance by adding “Non-Commercial Scale Solar Energy Installations” as a use permitted by right.
- o Amends Section 200-4.12(B), Planned Industry District (PI), of the Greenfield Zoning Ordinance by adding “Non-Commercial Scale Solar Energy Installations” as a use permitted by right.
- o Amends the Table of Uses to state that “Non-Commercial Scale Solar Energy Installations” is a use permitted by right within the Health (H), Central Commercial (CC), Limited Commercial (LC), General Commercial (GC), Office (O), General Industry (GI), and Planned Industry (PI) Districts and by special permit within the Rural Residential (RC), Suburban Residential (RB), Urban Residential (RA), and Semi-Residential (SR) Districts.

AND FURTHER AMENDS THE TABLE OF CONTENTS AND INDEX OF THE CODE.

MOTION: On a motion by Councilor Wisnewski, second by Councilor McLellan, it was unanimously,
VOTED: TO AMEND THE MOTION TO INCLUDE THE FOLLOWING LANGUAGE: AND FURTHER STATE THAT THE TOWN COUNCIL HEREBY RESCINDS ALL MOTIONS TAKEN ON NON-COMMERCIAL SCALE SOLAR ENERGY INSTALLATIONS AT THE MARCH 21, 2012 MEETING.

It was unanimously,

VOTED: TO RESCIND THE ORDER AS AMENDED.

MOTION: On a motion by Councilor Wisnewski, second by Councilor McLellan, it was,
MOVED: THAT IT BE ORDERED THAT THE TOWN COUNCIL RESCINDS THE FOLLOWING VOTE TAKEN ON MARCH 21, 2012 TO AMEND THE ZONING ORDINANCES 200-2.1, TERMS AND WORDS OF THE GREENFIELD ZONING ORDINANCE BY ADDING THE FOLLOWING NEW DEFINITION OF NON-COMMERCIAL SCALE SOLAR ENERGY INSTALLATIONS.

Order no. FY 12 -119

THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD, ZONING ORDINANCE CHAPTER 200, SECTION 200-2.1, TERMS AND WORDS OF THE GREENFIELD ZONING ORDINANCE BY ADDING THE FOLLOWING NEW DEFINITION:

NON-COMMERCIAL SCALE SOLAR ENERGY INSTALLATIONS -- Non-Commercial Scale Solar Energy Installations shall mean any accessory solar energy facility for the capture and storage of heat or the generation of electricity with twenty-five (25) kilowatts or less nameplate capacity or which exceeds twenty-five (25) kilowatts nameplate capacity but is less than 250 kilowatts and is designed to produce fifty (50) percent or more of its energy for the principal on-site use.

AND FURTHER AMENDS THE INDEX OF THE CODE.

Table of Uses
Town of Greenfield
Ch. 200, Zoning
(cont'd)

Industrial Uses (Cont.)	RC	RB	RA	SR	H	CC	LC	GC	O	GI	PI
Contractor's yard	N	N	N	N	N	N	N	SP	N	Y	N
Open storage of raw materials, finished goods, or equipment	N	N	N	N	N	N	N	SP	N	Y	SP
Light industry, manufacturing or processing plant	N	N	N	N	N	N	N	SP	N	Y	Y
Research and development facilities	N	N	N	N	SP ¹¹	SP	SP	SP	SP	Y	Y
Salvage/junkyard	N	N	N	N	N	N	N	N	N	SP	N
Waste hauling establishment	N	N	N	N	N	N	N	SP	N	SP	N
Large-Scale Ground-Mounted Solar Photovoltaic Installations pursuant to ~ 200-7.15	N	N	N	N	N	N	N	N	N	Y	Y
Renewable/alternative energy R&D facility	N	N	N	N	N	N	N	SP	N	Y	Y
Renewable/alternative energy manufacturing facility	N	N	N	N	N	N	N	N	N	Y	Y
<i>Non-Commercial Scale Solar Energy Installations pursuant to ~ 200-7.16</i>	<i>SP</i>	<i>SP</i>	<i>SP</i>	<i>SP</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>
Other Uses											
Conservation area	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Processing of earth authorized for removal under the Town of Greenfield Soil Removal Ordinance	SP	N	N	N	N	N	N	N	N	SP	N
Mixed residential/business uses	N	N	N	SP ¹²	SP ¹²	Y	SP	SP	N	N	N
Private club or membership organization	N	N	N	SP	N	Y	Y	Y	N	N	N

⁽¹¹⁾Medical research and development only.

⁽¹²⁾Mixed residential/office use only in accordance with § 200-7.10.

MOTION: On a motion by Councilor Wisniewski, second by Councilor McLellan, it was unanimously, **VOTED:** TO AMEND THE MOTION TO INCLUDE THE FOLLOWING LANGUAGE: AND FURTHER STATE THAT THE TOWN COUNCIL HEREBY RESCIND ALL MOTIONS TAKEN ON AT THE MARCH 21, 2012 MEETING

PERTAINING TO THE DEFINITION AND ANY LANGUAGE RELATED TO AND INCLUDING ADDING A NEW SECTION 200-7.16 NON COMMERCIAL SCALE SOLAR ENERGY INSTALLATIONS.

It was unanimously,
VOTED: TO RESCIND THE ORDER AS AMENDED.

President Singer stated the Town Council would now reconsider the proposed zoning amendments.

MOTION: On a motion by Councilor Wisnewski, second by Councilor Hoffman, it was,
MOVED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD, ZONING ORDINANCE CHAPTER 200, SECTION 200-2.1, TERMS AND WORDS OF THE GREENFIELD ZONING ORDINANCE BY ADDING THE FOLLOWING NEW DEFINITION:

Amend Section 200-2.1, Terms and Words, of the Greenfield Zoning Ordinance by adding the following new definition:
Non-Commercial Scale Solar Energy INSTALLATIONS -- Non-Commercial Scale Solar Energy Installations shall mean any accessory solar energy facility for the capture and storage of heat or the generation of electricity with twenty-five (25) kilowatts or less nameplate capacity or which exceeds twenty-five (25) kilowatts nameplate capacity but is less than 250 kilowatts and is designed to produce fifty (50) percent or more of its energy for the principal on-site use.

DISCUSSION: President Singer stated the Town doesn't currently have this definition in the Zoning Bylaws.

It was unanimously,
VOTED: TO APPROVE MOTION.

President Singer stated the following: the Planning Board requested Non-Commercial Scale Solar Energy Installations be allowed by right in all districts. The Economic Development Committee recommended Non-Commercial Scale Solar Energy Installations be special permit in the Rural Residential (RC), Suburban Residential (RB), Urban Residential (RA), and Semi-Residential (SR) Districts and by right in the rest of the districts. He requested Councilor Wisnewski read the motion with the Planning Board recommendations.

MOTION: On a motion by Councilor Wisnewski, second by Councilor McLellan, it was,
MOVED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD, ZONING ORDINANCE CHAPTER 200 BY ADDING THE FOLLOWING NEW SECTION~
200-7.16. *NON-COMMERCIAL SCALE SOLAR ENERGY INSTALLATIONS.*

~ 200-7.16. Non-Commercial Scale Solar Energy Installations

- A. Purpose
The purpose of this ordinance is to allow orderly development of non-commercial scale solar energy installations and facilities and to minimize the environmental impact of such facilities.
- B. Accessory Installations, Building-mounted
Rooftop or building mounted solar energy installations are permitted in all zoning districts. The installation shall have an automatic and manual means of shutdown with clear instructional signage.
- C. Accessory Installations, Ground-mounted
Ground-mounted solar energy installations are permitted in all zoning districts, subject to the following:
 - (1) *All installations shall have an automatic and manual means of shutdown with clear instructional signage.*
 - (2) *The solar installation shall meet the setback and dimensional requirements of the Zoning District for accessory structures.*
 - (3) *The total surface area of all accessory ground-mounted solar energy installations on the lot shall not exceed twenty-five(25) percent of the minimum open space requirement of the Zoning District in which it is located as specified in the Table of Dimensional Requirements.*
 - (4) *Dimensional exceptions may be allowed by Special Permit from the Zoning Board of Appeals.*
- D. General Requirements for all Non-commercial Scale Solar Energy Installations.

- (1) *Compliance with Laws, Ordinances and Regulations. The construction and operation of all non-commercial scale solar energy installations shall be consistent with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, electrical, and communications requirements. All buildings and fixtures forming part of a solar energy installation shall be constructed in accordance with the State Building Code.*
- (2) *Building Permit and Building Inspection. No non-commercial scale solar energy installation shall be constructed, installed or modified as provided in this section without first obtaining a building permit.*
- (3) *Site Plan Review. Ground-mounted non-commercial scale solar energy installations with more than twenty-five (25) kW but less than 250 kW of rated nameplate capacity shall undergo site plan review by the Building Inspector prior to construction, installation or modification as provided in this section and Section 200-8.4, Site Plan Review, of the Zoning Ordinance.*
- (4) *All plans and maps shall be prepared, stamped and signed by a Professional Engineer licensed to practice in Massachusetts.*

DISCUSSION: Councilor Wisnewski reviewed the EDC recommendation. Councilor McLellan had originally recommended Non-Commercial Scale Solar Energy Installations by special permit with concern primarily toward ground mounted installations. Upon further review of the safeguards built into the proposed language, Councilor McLellan suggested using the proposed language from the Planning Board. Councilor Wisnewski agreed Councilor McClellan's original recommendation was an integral part of the EDC recommendation. However, once the suggestion was made, the remaining committee members agreed this was a wise idea. Councilor McLellan noted site plan review added safeguards for ground mounted panels. Councilor McLellan suggested changing this to special permit would be a substantial change which required another Public Hearing. Mr. Twarog suggested obtaining a legal opinion for the answer. President Singer noted if the proposal was tabled this process would laps and need to begin again. Councilor McLellan proposed Town Council pass the proposal as submitted by the Planning Board and the process would be completed. The proposal arose out of increased in solar use for homes. Councilor Allis reminded the Town Council of the proposed High School solar array and the Millbrook Well site solar project. Councilor Wisnewski suggested the Council table all items.

MOTION: On a motion by Councilor Wisnewski, second by Councilor Hoffman, it was unanimously,
TABLE: THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD, ZONING ORDINANCE CHAPTER 200 BY ADDING THE FOLLOWING NEW SECTION~ 200-7.16. *NON-COMMERCIAL SCALE SOLAR ENERGY INSTALLATIONS.*

MOTION: On a motion by Councilor Wisnewski, second by Councilor Hoffman, it was,
MOVED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD, ZONING ORDINANCE CHAPTER 200, SECTION 200-4.1(C), AS FOLLOWS:
Amend Section 200-4.1(C), Application of use regulations, of the Greenfield Zoning Ordinance by adding "Non-Commercial Scale Solar Energy Installations" as a use permitted in all districts.

~ 200-4.1. Application of use regulations.

- A. Permitted use only.
 - (1) No building or structure shall be erected or used and no premises shall be used except as set forth in Article IV and in all other sections of this ordinance.
 - (2) Not more than one (1) principal building shall be erected on a lot unless otherwise specified in this ordinance.
- B. Statutory exemptions.
 - (1) Nothing in this ordinance shall prohibit, regulate or restrict the use of land or structure in any district for religious purposes or for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a non-profit educational corporation, however, such land or structures may be subject to regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements in accordance with this ordinance.
 - (2) Nothing in this ordinance shall prohibit, unreasonably regulate or require a special permit for agriculture, horticulture, floriculture or viticulture, provided that such uses are located on parcels containing at least five (5) acres.

- C. Uses permitted in all districts.
- (1) Farms, forestry, conservation area.
 - (2) Educational or religious uses exempt from the Zoning Act.
 - (3) Municipal uses.
 - (4) Public park, playground or other public recreational facility except in the Planned Industry (PI) District.
 - (5) Home occupations in accordance with ~ 200-6.3 of this ordinance (some uses require a special permit).
 - (6) **Non-Commercial Scale Solar Energy Installations**

DISCUSSION: Councilor Wisnewski stated the EDC does not recommend allowing this use in all districts.

MOTION: On a motion by Councilor Wisnewski, second by Councilor Hoffman, it was unanimously,

TABLED: THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD, ZONING ORDINANCE CHAPTER 200, SECTION 200-4.1(C).

MOTION: On a motion by Councilor Wisnewski, second by Councilor McLellan, it was,

MOVED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD, ZONING ORDINANCE CHAPTER 200 AS FOLLOWS: **AMENDS THE FOLLOWING SECTIONS AND TABLE OF USES AS FOLLOWS: Table of uses to state that “Non-Commercial Scale Solar Energy Installations” is a use permitted by right within the Health (H), Central Commercial (CC), Limited Commercial (LC), General Commercial (GC), Office (O), General Industry (GI), and Planned Industry (PI) Districts and by special permit within the Rural Residential (RC), Suburban Residential (RB), Urban Residential (RA), and Semi-Residential (SR) Districts.**

DISCUSSION: It was noted there was not need to consider this motion

Councilor Wisnewski and McLellan withdrew the motion and second respectively.

MOTION: On a motion by Councilor Wisnewski, second by Councilor Sutphin, it was,

MOVED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD, ZONING ORDINANCE CHAPTER 200 AS FOLLOWS:

Amend Section 200-4.2, Rural Residential (RC) District, Subsection C, Uses permitted by special permit, of the Greenfield Zoning Ordinance by adding “Large-Scale Ground-Mounted Solar Photovoltaic Installations” as a use permitted by special permit.

~ 200-4.2. Rural Residential District (RC).

- A. Purpose. The purpose of the Rural Residential District is to provide areas for low density residential development and for agricultural uses.
- B. Uses permitted.
- (1) Greenhouse, nursery, or farmstand where fifty percent (50%) or more of the products for sale have been produced on the premises.
 - (2) Single-family dwelling.
 - (3) Two-family dwelling.
 - (4) Home occupation in accordance with ~ 200-6.3.
 - (5) Open space/cluster development in accordance with ~ 200-7.1.
- C. Uses permitted by special permit.
- (1) Farms or the keeping of livestock or poultry on parcels of less than five (5) acres. [Amended by Town Council on July 15, 2009]
 - (2) Greenhouse, nursery or farmstand where fifty percent (50%) or more of the products for sale have not been produced on the premises.
 - (3) Multifamily dwelling in accordance with ~ 200-7.2.
 - (4) Family day-care home.
 - (5) Dormitories.
 - (6) Bed-and-breakfast/tourist home in accordance with ~ 200-7.5.
 - (7) Cemetery or crematory.
 - (8) Public or private utility or substation.
 - (9) Radio, television transmission or other communications use including towers.
 - (10) Private school not exempt from zoning under ~ 200-4.1B(1).
 - (11) Outdoor recreation.
 - (12) Commercial camping.

- (13) Animal kennel or hospital.
- (14) Processing of earth authorized for removal in accordance with the Town of Greenfield Soil Removal Ordinance.¹
- (15) Shared housing.
- (16) Assisted living facility. [Added by Town Council on July 15, 2009]
- (19) Large Scale Ground Mounted Solar Photovoltaic Installations**

DISCUSSION: If the Town Council did not consider this amendment, President Singer suggested there may be an issue with the solar farm proposed at the Mill Brook Well site. Councilor Wisnewski stated the EDC recommended considering measures to make this more guided and restrictive in the usage of Large Scale Ground Mounted Solar Photovoltaic Installations in residential areas. Ms. Shields explained if this was tabled there would be a delay in the Mill Brook solar farm. Chairwoman Wedegartner stated the current zoning language would not restrict the proposed project. Mr. Twarog stated if the amendments was not moved forward it would kill the Solar II project based the Town Attorney's opinion. Councilor McLellan pointed out there were already restrictions in the bylaws that require certain documentation for Site control, operation of maintenance plan, dimension and density requirements, and setback requirements. This could be accomplished by special permit and further requires major development review. Councilor Wisnewski suggested tabling the issue. Councilor Sutphin questioned why all of these issues were not discussed prior to this meeting. She would vote in opposition of tabling. Councilor Wisnewski noted the issues were brought up because of discussions held in open public meetings. He was willing to vote and consider the EDC's recommendations. However, there were Councilors who would like further discussion and consideration of the issues. Councilor McLellan was of the opinion that if the EDC's recommendations were considered, another Public Hearing would be required. President Singer believed the best course of action was to allow this time period to lapse and begin the process again.

MOTION: On a motion by Councilor Wisnewski, second by Councilor McLellan, it was by majority, 1 no,

TABLED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD, ZONING ORDINANCE CHAPTER 200.

MOTION: On a motion by Councilor Wisnewski, second by Councilor Hoffman, it was,

MOVED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD, ZONING ORDINANCE CHAPTER 200 AS FOLLOWS:

Amend Section 200-4.3, Suburban Residential (RB) District, Subsection C, Uses permitted by special permit, of the Greenfield Zoning Ordinance by adding "Large-Scale Ground-Mounted Solar Photovoltaic Installations" as a use permitted by special permit.

(EDC does not recommend amendments to Section ~ 200-4.3(C) (20))

~ 200-4.3. Suburban Residential District (RB).

- A. Purpose. The purpose of the Suburban Residential District is to provide areas for medium-density residential development.
- B. Uses permitted.
 - (1) Greenhouse, nursery or farmstand where fifty percent (50%) or more of the products for sale have been produced on the premises.
 - (2) Single-family dwelling.
 - (3) Two-family dwelling.
 - (4) Home occupation in accordance with ~ 200-6.3.
 - (5) Open space/cluster development in accordance with ~ 200-7.1.
- C. Uses permitted by special permit.
 - (1) Farms or the keeping of livestock or poultry on parcels of less than five (5) acres. [Amended by Town Council on July 15, 2009]
 - (2) Greenhouse, nursery or farmstand where fifty percent (50%) or more of the products for sale have not been produced on the premises.
 - (3) Multifamily dwelling in accordance with ~ 200-7.2.
 - (4) Congregate housing for the elderly or handicapped in accordance with ~ 200-7.6.
 - (5) Dormitories.
 - (6) Shared housing.
 - (7) Nursing home, convalescent home, rest home.
 - (8) Private school not exempt from zoning under ~ 200-4.1B(1).
 - (9) Family day-care home.

¹ Editor's Note: See Ch. 154, Soil Removal.

- (10) Bed-and-breakfast/tourist home in accordance with ~ 200-7.5.
- (11) Cemetery or crematory.
- (12) Public or private utility or substation.
- (13) Radio, television transmission or other communications use excluding towers.
- (14) Hospital.
- (15) Outdoor recreation.
- (16) Animal kennel or hospital.
- (17) Assisted living facility. [Added by Town Council on July 15, 2009]
- (20) **Large Scale Ground Mounted Solar Photovoltaic Installations**

MOTION: On a motion by Councilor Wisnewski, second by Councilor McLellan, it was by majority, 1 no,
TABLED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD, ZONING ORDINANCE CHAPTER 200.

MOTION: On a motion by Councilor Wisnewski, second by Councilor Hoffman, it was,
MOVED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD, ZONING ORDINANCE CHAPTER 200 AS FOLLOWS:
Amend the Table of Uses to state that “Large-Scale Ground-Mounted Solar Photovoltaic Installations” is a use permitted by special permit in the Rural Residential (RC) District.

MOTION: On a motion by Councilor Wisnewski, second by Councilor Devlin, it was by majority, 1 no,
TABLED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD, ZONING ORDINANCE CHAPTER 200
Amend the Table of Uses to state that “Large-Scale Ground-Mounted Solar Photovoltaic Installations” is a use permitted by special permit in the Rural Residential (RC) District.

MOTION: On a motion by Councilor Wisnewski, second by Councilor Hoffman, it was,
MOVED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD, ZONING ORDINANCE CHAPTER 200 AS FOLLOWS:
Amend the Table of Uses to state that “Large-Scale Ground-Mounted Solar Photovoltaic Installations” is a use permitted by special permit in the Suburban Residential (RB) District.

MOTION: On a motion by Councilor Wisnewski, second by Councilor Hoffman, it was by majority, 1 no,
TABLED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD, ZONING ORDINANCE CHAPTER 200
Amend the Table of Uses to state that “Large-Scale Ground-Mounted Solar Photovoltaic Installations” is a use permitted by special permit in the Suburban Residential (RB) District.

Councilor Allis suggested creating separate definitions for ground mounted and building mounted units. Councilor Vicencio-Rasku suggested reviewing “Solar Cities” ordinances. Councilor Hoffman suggested using separate pages in the packet for individual orders.

NEW BUSINESS: None.

PUBLIC FORUM: None.

ADJOURNMENT: On a motion by Councilor Wisnewski, second by Councilor McLellan, it was unanimously
VOTED: TO ADJOURN THE MEETING AT 7:01 P.M.

A true copy,

Attest: _____
 Maureen T. Winseck, Town Clerk

GREENFIELD TOWN COUNCIL MEMBERS

Greenfield Police Department
Special Meeting
April 2, 2012

1. Kelner, Mariann	P						
2. McLellan, Thomas	P						
3. Allis, Brickett	P						
4. Ronhave, Steven	P						
5. Singer, David	P						
6. Hoffman, Hillary	P						
7. Renaud, Karen	P						
8. Vicencio-Rasku, Iris	P						
9. Hirschfeld, Norman	P						
10. Farrell, Timothy	A						
11. Wisnewski, Mark	P						
12. Devlin, Patrick	P						
13. Sutphin, Tracey	P						