



William F. Martin
Mayor

City known as the Town of
GREENFIELD, MASSACHUSETTS

PLANNING BOARD

Town Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • Fax 413-772-1309
EricT@greenfield-ma.gov • www.greenfield-ma.gov

Members:
Twarog, Eric
Director, Planning & Dev.

Allen, Jim (2019)
Desorgher, Virginia (2019)
Moscaritolo, David (2020)
Pottern, Jamie (2018)
Roberts, Charles (2020)
Smith, Linda (2019)
Touloumtzis, George (2018)

GREENFIELD PLANNING BOARD
Minutes of February 1, 2018

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by the Planning Board Chairperson at 7:08 p.m.

PB MEMBERS PRESENT: Linda Smith, Chair; Virginia Desorgher; Jamie Pottern, Clerk; and Alternate Charles Roberts

ABSENT: George Touloumtzis, Vice-chair; David Moscaritolo; and Alternate Jim Allen

Charles Roberts was moved up to a regular voting member.

Approval of Minutes:

MOTION: Moved by Desorgher, seconded by Pottern, and voted 4:0 to approve the meeting minutes of December 21, 2017.

MOTION: Moved by Roberts, seconded by Pottern, and voted 4:0 to approve the meeting minutes of January 18, 2018.

Discussion Items:

- a. Proposed amendment to Section 200-7.15. Large-Scale Ground-Mounted Solar Photovoltaic Installations.

The Board briefly discussed the question of dual-use and decided that this discussion of large-scale solar in the Planned Industry district is really a separate conversation unrelated to the issue of dual-use. The Board agreed to put off dual-use until a later date and focus instead on submitting the best ordinance possible on the large-scale ground-mounted solar in the Planned Industry district. Smith shared that she had attempted to learn more about dual-use but was unable to contact the gentleman who sent us information. She would like to figure out ways for farmers to maximize their income, and is also concerned about farmland being lost to solar development.

Smith mentioned that Just Roots is looking into dual-use. Unless the cap gets changed from 10 acres then dual-use is not viable for area farmers. She noted that a project that would take 10 acres with



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traditional solar would take 25 acres with dual use. The Board agreed this is something to research more. Roberts wondered what kind of agricultural uses can be supported with dual-use systems and how they are dismantled/how farmland is restored once they are decommissioned. Smith mentioned that we could go visit the demonstration site at UMass, where they have done studies with both grazing animals and crops.

The Board also decided that when we look at dual-use we will also look at Section (10) Design and Performance Standards, Section (f) Impact on Agricultural and Environmentally Sensitive Land to evaluate if it is adequately protecting farmland and that the language is clear.

MOTION: Moved by Desorgher, seconded by Roberts, and voted 3:1:0 (Smith abstained) to table the dual use conversation to a future meeting.

The Board read through the large-scale ground-mounted solar PV language thoroughly. Desorgher was not at the previous meeting and expressed concern with the new draft language in section (5) Required Documents: (s). Roberts explained that knowing the information of existing trail networks and woods roads will help us make better design and planning considerations to put the project in context. Pottern agreed. Pottern reminded the Board of one of the Purposes of the ordinance, which includes, “minimize impacts on scenic, natural and historic resources.” Smith described how wildlife use those trail networks as corridors. Roberts expressed that large solar developments can disturb wildlife patterns and that we have the opportunity with this kind of development to maintain the corridors, where possible. Smith questioned the language, which she felt was confusing in (t) about showing the location of all contiguous space areas/networks and wildlife corridors. The board agreed this language was confusing.

The Board worked on clearer wording that addressed the concern of knowing where trail network/wildlife corridors are and understanding adjacent land uses. The Board agreed on the following, with additional language highlighted in yellow.

(5) Required Documents.

After (r) add the following:

In addition to items (a)-(r), for large-scale ground mounted solar photovoltaic installation projects exceeding 10 acres, the following documents are also required:

- (s) Location on the site plan of all existing trail networks and woods roads in the project area***
- (t) Map of adjacent properties and land uses.***

(9) Dimension and Density Requirements:



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(a) **For large-scale, ground-mounted solar photovoltaic installations exceeding 10 acres, all setbacks shall increase to fifty (50) feet when the boundary line abuts a residential use or district, conservation area, or public recreation area.**

[add after last sentence of (c) **Height restrictions may be waived based on extreme topographical conditions.**

(d) This amended language from the draft dated January 19th is ok

(10) (g) This amended language from the draft dated January 19th is ok

(11) Safety and Environmental Standards.

Change (c) to: (c) For large-scale projects exceeding 10 acres where existing trail networks or woods roads, which often serve as wildlife corridors, are disrupted by the location of the Ground-Mounted Solar Electric Installation the plans shall show alternative trail alignments to be constructed by the applicant, although no rights of public access may be established hereunder.

~~[DELETE] (d) Disruption of Open Space Networks and Wildlife Corridors. Ground-Mounted Solar Electric Installations shall be designed to minimize impacts to existing open space networks or wildlife corridors. The project shall be designed to keep contiguous open space networks/wildlife corridors in place where feasible.~~

All other proposed changes in the draft were not altered and were approved by the Board.

MOTION: Moved by Desorgher, seconded by Roberts, and voted 4:0 to approve this draft with the changes discussed tonight herein subject to final review prior to sending to the City Council.

Adjournment:

MOTION: Moved by Desorgher, seconded by Roberts, and voted 4:0 to adjourn the Planning Board meeting at 9:27 p.m.

Respectfully Submitted,

Jamie Pottern, Clerk
Greenfield Planning Board