



City known as the Town of
GREENFIELD, MASSACHUSETTS

ZONING BOARD OF APPEALS

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

William F. Martin
Mayor

Members:
Twarog, Eric
Director, Planning & Dev.

Allis, Brickett (2018)
Conti, Scott (2016)
Joseph, Christopher (2014)
Maloney, Mark (2016)
Winn, James (2017)

ZONING BOARD OF APPEALS
Minutes of December 10, 2015
Department of Planning & Development
114 Main Street

The meeting was called to order by Chair, Mark Maloney at 7:00 p.m. with the following members:

PRESENT: Mark Maloney, Chairman Scott Conti Christopher Joseph
James Winn Brickett Allis

ALSO PRESENT: Maureen Pollock, Assistant Planner & Conservation Agent and Applicants

CHAIRS STATEMENT: This meeting is being recorded, if any other persons present are doing the same, you must notify the chairperson at this time. No one responded.

Public Hearings:

Application of Trinity Solar for property located at 308 Country Club Road (Assessor's Map R22, Lot 10), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 60 panel 15.60 kW ground-mounted solar photovoltaic system at this location.

Members sitting were Mark Maloney, Chair; Scott Conti; Christopher Joseph; James Winn; and Brickett Allis. Also in attendance was the Property Owner, Mark Penfield; the representative to the Applicant, Marin Goldsten of Trinity Solar; and members of the public.

MOTION: Moved by Allis, seconded by Conti, and voted 5-0 to take off the table the discussion/decision without prejudice the application of Trinity Solar for property located at 308 Country Club Road (Assessor's Map R22, Lot 10), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 60 panel 15.60 kW ground-mounted solar photovoltaic system at this location.

Discussion/Decision

Trinity Solar for property located at 308 Country Club Road (Assessor's Map R22, Lot 10)

Maloney Introduced the Board members sitting and asked the Applicant to introduce himself and explain what he wants to do, where he wants to do it, and why.

Goldstein Stated the 2 array ground-mounted solar photovoltaic system will be located on the backside of the property. Stated it will be away from the road and will not be close to any houses. Showed the



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Board a photograph of a similar solar array system so they could get a sense of what the arrays would look like and the elevations.

- Winn Inquired the life expectancy of the system.
- Goldstein Responded there is a 25 year life expectancy. Afterwards the system will decrease its efficiency but should still function for up to 40 years total.
- Joseph Inquired why some of the property is cleared of trees.
- Penfield Responded the area is cleared for his horses. Stated the clearing has nothing to do with the solar project.
- Winn Inquired how close is the system to the septic system and leaching field.
- Goldstein Responded they are not near the septic system and leaching field.
- Allis Inquired if anything is running in the conduit now.
- Goldstein Responded, yes, the cable wires are running through the conduit now there is room for wiring related to the solar project.
- Joseph Inquired whether any trees will be removed.
- Penfield Responded three small trees will be removed. Stated the three trees are not healthy anyways.
- Maloney Inquired what the length of each array will be.
- Goldstein Responded each array will 33 ½ feet long.
- Joseph Inquired what is the intention of the generating power from the arrays are.
- Penfield Responded the intention is to generate power for the house and not to put back to the grid.
- Conti read correspondence from the Board of Health, Department of Public Works, and the Building Department.
- Winn Inquired whether the arrays will be seen from Country Club Road.
- Goldstein Responded, no.

The Board has no issues with this request.

MOTION Moved by Joseph, seconded by Winn, and voted 5-0 to approve the application of Trinity Solar for property located at 308 Country Club Road (Assessor's Map R22, Lot 10), which



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is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 60 panel 15.60 kW ground-mounted solar photovoltaic system at this location, as described in the submitted plan.

Discussion Items

1. Permit Fees

The Department of Planning & Development request that the Board discuss potentially increasing the permit fees. Currently, the fees are not covering the expenses. In FY2015, the total amount of expenses not covered by fees was \$1,486.20. The Board agreed to put this item on a meeting agenda for further discussion.

2. Northeast Biodiesel Company, LLC – Request for Special Permit Extension

Kevin O’Neil, Applicant has requested a permit extension for the property located at 258 Main Street (Assessor’s Map 51, Lot 53) in order to renovate the existing Wilson’s Department Store building and to construct a new building of 13,227 square feet to be used as a new downtown hotel with conditions.

MOTION: Moved by Joseph, seconded by Winn, and voted 5:0 to approve a 6 month extension for the approved special permit to allow a biodiesel production facility at the property located at Silvio O. Conte Drive (Assessor’s Map R05, Lot 24E), Greenfield, MA.

Adjournment:

MOTION: Moved by Winn, seconded by Joseph, and voted 5-0 to adjourn the meeting at 5:55 p.m.

Respectfully Submitted,

Maureen Pollock
Assistant Planner & Conservation Agent