



NORTHBRIDGE FINANCE COMMITTEE
Northbridge Town Hall
7 Main Street
Whitinsville, MA 01588

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NORTHBRIDGE TOWN CLERK
DOREEN A. CEDRONE

FINANCE COMMITTEE MEETING

**NORTHBRIDGE TOWN HALL
7 MAIN STREET
WHITINSVILLE, MA 01588**

JANUARY 10, 2018 AT 6:00 P.M.

AGENDA

- 1. Call meeting to order**
- 2. Approval of Minutes: October 24, 2017 [FATM]**
- 3. Special Town Meeting:**
Discuss and vote position on Warrant Article
- 4. Other Business**
- 5. Adjourn**

Town Clerk: 2 hard copies ☐

Web: Post time-stamped copy ☐



**TOWN OF NORTHBRIDGE
PLANNING BOARD**
7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588

PHONE: (508) 234-2447

FAX: (508) 234-0814

December 20, 2017

Doreen A, Cedrone, Town Clerk
Northbridge Memorial Town Hall
7 Main Street, Whitinsville, MA 01588

RE: 2018 SPECIAL TOWN MEETING –RECOMMENDATION
Chapter 173 -Zoning, Article XX -Large Scale Solar Photovoltaic Installation
Zoning Amendment -Community Shared Solar Overlay District

Dear Mrs. Cedrone:

Please be advised at its meeting of Tuesday, December 19, 2017 the Planning Board, upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) voted 4-0 to RECOMMEND zoning amendment adding new subsections to Article XX -Large Scale Solar Photovoltaic Installations for "Community Shared Solar Overlay District".

A copy of the recommended zoning provision is attached hereto, subject to further review/input by Town Counsel. Please also find attached the "Overlay District Map" prepared by CMRPC dated December 19, 2018, showing delineation of proposed Community Shared Solar Overlay District.

The Planning Board shall offer its Report & Recommendation at the Special Town Meeting scheduled for Tuesday, February 06, 2018. Should you require additional information please contact the Planning Office.

Sincerely,

R. Gary Bechtholdt II
Northbridge Town Planner

Cc: Town Manager/BOS
Bldg. Insp.
FinCom
/File

AMEND Chapter 173 -Zoning, Article XX -Large Scale Solar Photovoltaic Installations

by adding the following new subsections to provide for a “Community Shared Solar Overlay District” as follows:

§ 173-136.1 Community Shared Solar Overlay District (CSSOD)

The Community Shared Solar Overlay District (CSSOD) is hereby established as an overlay district within the Town of Northbridge. All requirements pertaining to the underlying district(s) shall continue to be in full force and effect, except where the provisions of the CSSOD supersede such underlying requirements or provide for an alternative to such requirement(s).

§ 173-136.2 Purpose

The purpose of the Community Shared Solar Overlay District (CSSOD) is to allow for the siting, construction and operation of Large-Scale Ground-Mounted Solar Photovoltaic Installation (LGSPI).

§ 173-136.3 Location

The boundaries of the Community Shared Solar Overlay District (CSSOD) are shown on map entitled “Northbridge, Massachusetts Zoning Overlay District Map” prepared by CMRPC -Central Massachusetts Regional Planning Commission dated December 19, 2017. The CSSOD is comprised of land identified on the 2017 Northbridge Assessors’ Map 27 as Parcels 15, 16, 17, 18, 20, 21, 22, 23, 29, and 89.

§ 173-136.4 Permitted Use

The provisions of the CSSOD apply to the construction of solar photovoltaic systems as defined herein and in accordance with Article XX, Large-Scale Ground-Mounted Solar Photovoltaic Installations, of the Northbridge Zoning Bylaw.

§ 173-136.5 Definitions

- A. Appurtenant Structures --all structures, the use of which is appurtenant (secondary to) a solar photovoltaic system, including but not limited to equipment shelters, storage facilities, transformers and substations.
- B. Community Shared Solar --a Community Shared Solar (CSS) project is a solar photovoltaic system that provides benefits such as electricity, net metering credits, and return on investment to multiple participants. A CSS project is a project hosted by an entity and supported by multiple participants, who invest in the project or purchase the electricity or net metering credits generated.

- C. Hazardous Materials --hazardous materials stored, used or generated on site shall not exceed the amount for a Very Small Quantity Generator of Hazardous Waste (VSQG) as defined by the Massachusetts Department of Environmental Protection (DEP) pursuant to regulations at 310 CMR 30.000, and shall meet all requirements of the DEP, including storage of hazardous materials. If hazardous materials are utilized within the solar electric equipment, impervious containment areas capable of controlling any release to the environment and to prevent potential contamination of groundwater shall be required.
- D. Large-Scale Ground Mounted Solar Photovoltaic Installation --a solar photovoltaic system that is structurally mounted on the ground and is not roof-mounted, has a minimum nameplate capacity of 250 kW DC, and generates power utilized at least in part off-site.
- E. Rated Nameplate Capacity --the maximum rated output of electric power production of the photovoltaic system in direct current (DC).
- F. Solar Array --solar panels arranged in a group to capture sunlight to be converted into usable electricity.
- G. Solar Photovoltaic (PV) System --a power system designed to supply usable solar power by means of photovoltaics, consisting of an arrangement of several components, including solar panels to absorb and convert sunlight into electricity, a solar inverter to change the electrical current from DC to AC, and other related electrical accessories.
- H. Special Permit Granting Authority --the Planning Board shall be the Special Permit Granting Authority (SPGA) for solar photovoltaic systems within the Community Shared Solar Overlay District (CSSOD).

§ 173-136.6 Special Permit

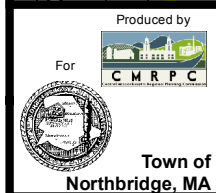
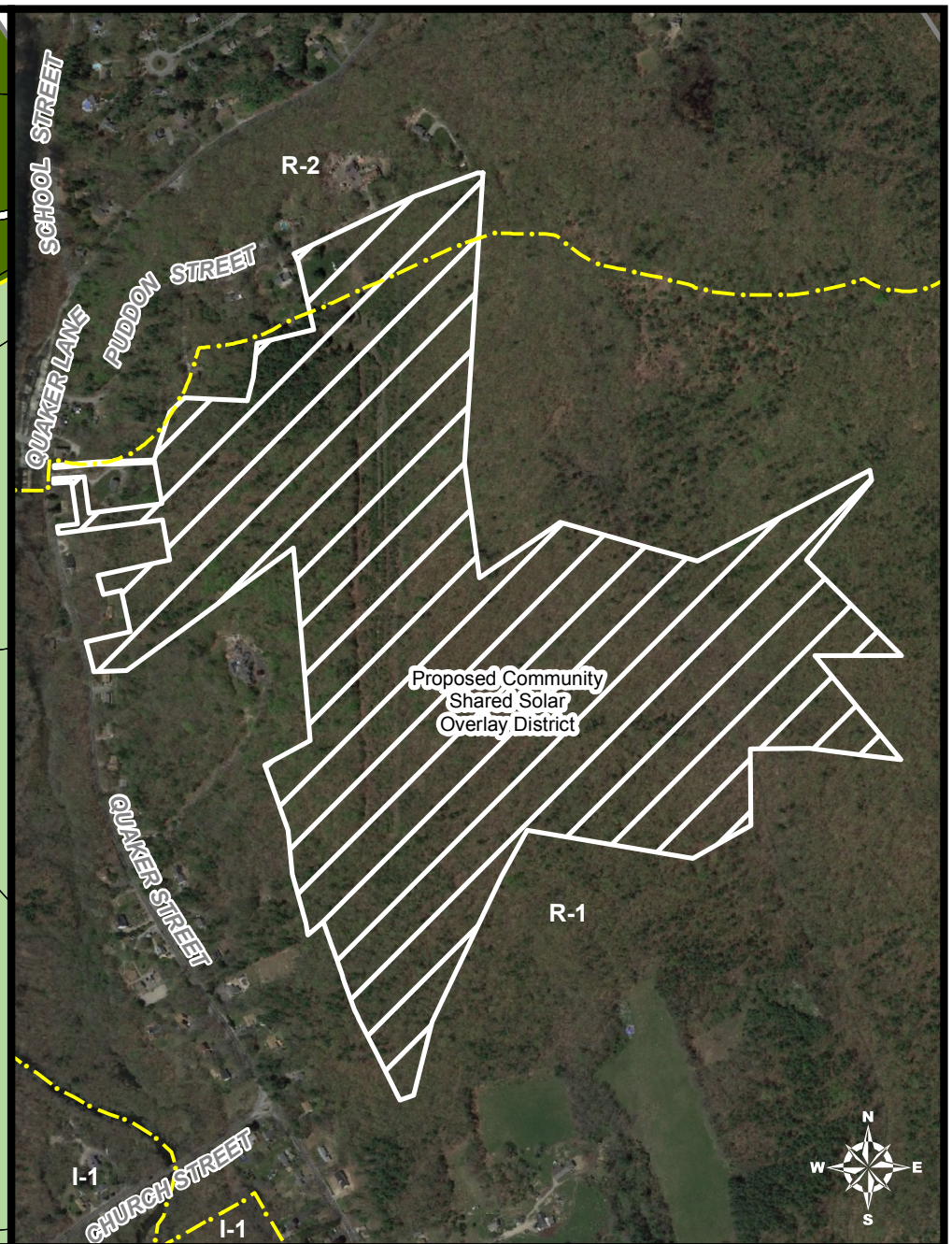
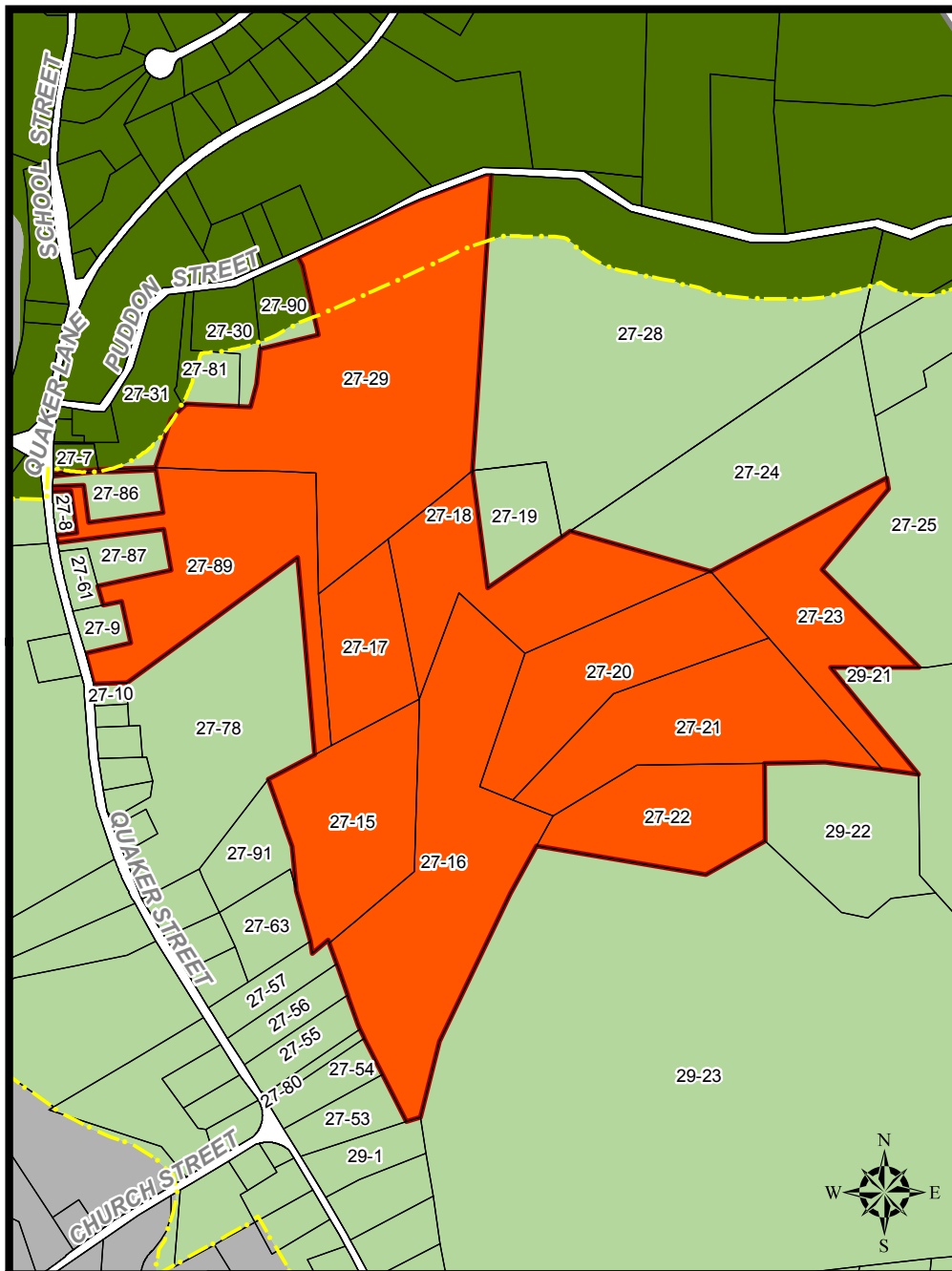
In accordance with §173-74 [Special permits], the Planning Board may issue a special permit for solar photovoltaic systems pursuant to the requirements and standards noted herein upon site plan review and approval of same in accordance with §173-49.1 [Site plan review by the Planning Board].

§ 173-136.7 General Requirements

In addition to the general requirements provided for in §173-136 for Large-Scale Solar Photovoltaic Installations, the following requirements shall apply to Community Shared Solar systems.

- A. Compliance with laws and regulations. The construction and operation of Large-Scale Ground-Mounted Solar Photovoltaic Installations (LGSPi) 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 photovoltaic installation shall be constructed in accordance with the State Building Code.

- B. Building permits. No LGSPI shall be constructed, installed or modified except in accordance with a duly issued building permit.
- C. Site plan review. No LGSPI shall be constructed, installed or modified except in conformity with a site plan approval by the Planning Board. The Planning Board shall consider and apply the requirements set forth herein and as provided for in §173-136 [General requirements].
- D. Setbacks and screening. Minimum setbacks for a LGSPI shall be as follows: a minimum front lot depth of 100-feet; minimum side lot depth of 50-feet and minimum rear lot depth of 50-feet. Every abutting property shall be visually screened from the LGSPI through any one or combination of the following: location, distance, plantings, existing vegetation and fencing. No setbacks shall be required for interior parcel lot lines of adjoining parcels held in common ownership within the CSSOD.
- E. Building lot. A LGSPI shall be permitted on contiguous parcels of land of one hundred acres or more within the CSSOD and having a minimum lot width of 50-feet on a public way within the Town of Northbridge. Adjoining interior parcels without frontage that are held in common ownership shall be considered toward the 100-acre requirement for a LGSPI application and shall be eligible for a building permit for the LGSPI. A LGSPI shall be permitted on multiple adjoining parcels through the issuance of a single building permit.
- F. Lot access. Access to a LGSPI may be provided via the qualifying frontage or from adjoining parcels held in common ownership as may be approved by the Planning Board as part of site plan review.



Produced by

For

Town of Northbridge, MA

Industrial One (I-1)

Residential One (R-1)

Residential Two (R-2)

Proposed CSSOD

Legend

Source: Data provided by the Town of Northbridge, Central Massachusetts Regional Planning Commission (CMRPC), massDOT and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division. Imagery (C) Google

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

Proposed Community Shared Solar Overlay District

Northbridge, Massachusetts

November 30, 2017

1 inch = 853 feet