





PRELIMINARY REPORT OF PLANNING BOARD ON PROPOSED SOLAR BYLAW  
AMENDMENT

Promoting policies and actions that will meet the needs of the present without compromising the ability of future generations to meet their own needs. Sustainability should be understood broadly to include maintaining a long-range focus for Town actions and investments as well as the stewardship of the Town's natural lands, parks, and public buildings. Sustainability also implies renewed attention to efficiency, or making the most of what we have, whether measured in infrastructure, energy, money, or time, or in natural resources like land and water.

Renewable energy and alternative energy are essential to being sustainable. Participation in the Green Community program is one of the strategies recommended for implementation of the Master Plan. This proposed amendment is aligned with the Core Principle of the Master Plan.

**PUBLIC HEARING:** The Planning Board will hold a public hearing on Monday April 30, 2018. This Report will be updated following the public hearing.

**RECOMMENDATION:** The Planning Board, at their April 30, 2018 meeting, is scheduled to take a vote on making a recommendation on this Article. This Report will be updated regarding the Planning Board recommendation following the April 30th meeting.

**ANNOTATED VERSION OF EXISTING USE REGULATIONS SCHEDULE –  
INDUSTRIAL USE CLASSIFICATION**

Provided on the following page.



## Use Regulations Schedule (Continued)

### NOTES:

- a. Provided that not more than one person shall be employed for each seventy (70) square feet for floor area and in no case shall a total of more than seven-thousand (7,000) square feet of the premises be devoted to such use.
- b. Subject to the criteria and provisions specified in Subsection 255-51 and also (when the activity is located within the Water Supply Protection District) subject to the criteria and provisions contained in Subsection 255-35.
- c. Both uses are subject to the provisions of Subsection 255-40 of the Zoning By-Law and include any and all equipment (including Equipment Shelters), cable, and related fixtures.
- d. The Wireless Communications Antennas' use only applies to such antennas and related equipment (including Equipment Shelters), cable, and related fixtures to be affixed to existing structures not primarily erected or used for wireless communications purposes. If such antennas are to be affixed to structures the use is to be considered as requiring a Special Permit approved by the Planning Board.
- e. Such a facility is only permitted in an Agricultural District if it is on site of the landfill generating the gas being processed. All Gas to Energy Facilities are subject to the provisions of Subsection 255-44 and the Special Permit granted by the Planning Board.
- f. Whether a Site Plan Review or Special Permit is required depends upon whether the parcel abuts property used for residential purposes and the distance between the building housing the MMCPF and the residence as specified in Subsection 255-46.
- g. Subject to the provisions of Subsection 255-49.

PRELIMINARY REPORT