

# **TOWN OF PLAINFIELD**

## **Zoning Board of Appeals**

### **Meeting Minutes**

**Thursday, September 15, 2016 at 7:00 PM**

**at the Plainfield Town Hall**

Members Present. Peg Keller, Joan Wattman, Laurie Israel, and Alternate Ann Irvine.

Call to Order: The meeting commenced at 7:04 p.m.

Reviewed and Approved Minutes: Member Joan Wattman made a motion to approve the minutes of the August 30, 2016 meeting, seconded by Member Laurie Israel. The vote in favor was unanimous.

Updated: Stretch Code Informational Session 9/12/16.

7 people were at the informational session. Jim Barry from State presented and helped to clarify the issues. Attendees got a better understanding of the proposed By-Law.

Updated: Special Town Meeting 9/13/16 Stretch Code and town by-law revisions.

There were discussions, questions, Stretch code bylaw passed 32 yes to 6 no.

Posting meetings: By-law passed. Chair Keller suggested that as a voluntary matter, if feasible, ZBA meeting notices get posted at the Post Office, too.

Updated: Technical Assistance Request/PVPC. They are willing to come. The next Select Board meeting is September 27. Alternate Member Irvine will attend and ask permission of the Select Board to allow us to ask PVPC to come to our Board to do some formal training.

Discussed: All Boards Meeting. At 7 pm on Tuesday, September 27. Member Israel will attend for the ZBA. The topic will center around Broadband.

Discussed: Addiction Campuses Open House will be on September 28. Member Wattman and Alternate Member Irvine will attend.

Discussed: Citizens Planner Training Collaborative (CPTC) Fall 2016 workshops. Fee for each workshop is \$30 at various dates in October and November in various locations. Most of this is about formally subsidized housing, which could be proposed by a developer. There is a workshop on writing decisions and a solar bylaw workshop. The workshop on writing defensible decisions is in Westminster and Framingham.

Discussed: New Solar Zoning Bylaw enacted on May 7, 2015.

Alternate Member Irvine presented a discussion about the Zoning By-Laws, and the ZBA Rules and Regulations, and the Solar Bylaw within the Zoning By-Laws. Solar By-Laws say the proponent must get another Special Permit if there is a “material change.” We discussed some of duplicative language in the Solar By-law, and similar provisions in the ZBA Rules and Regulations. Our conclusion is that site plan review under ZBA Rules and Regulations will still apply to the Large Scale Solar installations, except at the “of right” location near the Public Safety building. We may develop a set of questions regarding the Solar By-laws to be addressed to the Planning Board for clarification.

Future Meetings: It was determined that at least through to the end of the calendar year, the ZB would meet on the 3rd Thursday of the month at 7:00 p.m. (October 20, Nov. 17, December 15 ). Alternate Anne Irvine will notify the Plainfield Post and town office personnel and post notices at Town Hall and Town Hall Offices within the prescribed time.

Adjournment: There being no further business to discuss, the meeting concluded at 8:25 p.m.

Respectfully submitted,

Laurie Israel, Clerk