

PROPOSED MOTION: I move that the Town vote amend the Town of Carver Zoning Bylaw to regulate Commercial Wood Processing Operations, as set forth in Article 22 of the Warrant.
(Two-Thirds Vote Required)

Recommendation: Bd. of Selectmen 5-0, Planning Board 4-0

ARTICLE 22: VOTE

Motion made and seconded to approve Article 22 as printed in the Warrant.

Motion made and seconded by Cornelius Shea of 148 Plymouth St. to remove residential from the usage list by changing "SP*" to "N" in RA zone.

Motion to amend passed.

Motion on Article 22 as amended carried unanimously.

ARTICLE 23 EXPANSION OF SOLAR REGULATIONS:

To see if the Town will vote to amend Section 3580 of the Town of Carver Zoning Bylaw relative to as large-scale ground-mounted solar photovoltaic installations, as set forth below, or take any other action relative thereto:

1a) Amend Section 3580.25.1 to allow reduced setbacks for large-scale ground-mounted solar photovoltaic installations ("LSGMSPI"), to a minimum of 50 feet, provided standard setbacks and screening requirements are waived in writing by all direct abutters in a Residential-Agricultural (RA) zoning district. An affidavit signed by all owners of record of all direct abutters within a Residential-Agricultural (RA) zoning district must be on file with the Planning Board and referenced in the Special Permit Decision.

1b) Amend Section 3580.25.1 to allow setbacks be reduced to a minimum of 12.5 feet by right where abutting arrays are proposed in mutual partnership/ownership or common ownership that transcend existing lot lines.

1c) Amend Section 3580.25.2 to provide that when one project is proposed on multiple contiguous parcels, only one single application is required.

PLANNING BOARD

INFORMATIONAL SUMMARY: Submitted by the Planning Board to see if the town will vote to amend the Carver Zoning Bylaw Section 3580 to allow reduced setbacks for large-scale ground-mounted solar photovoltaic installations ("LSGMSPI") provided standard setbacks and screening requirements are waived in writing by all direct abutters in a Residential-Agricultural (RA) zoning district and to allow a single application when a LSGMSPI is proposed on multiple parcels, only one single application is required.

PROPOSED MOTION: I move that the Town vote to amend Section 3580 of the Town's Zoning Bylaw relative to large-scale ground-mounted solar photovoltaic installations as set forth in Article 23 of the Warrant.

(Two-Thirds Vote Required)

Recommendation: Bd. of Selectmen 5-0, Planning Board 3-1

ARTICLE 23: VOTE

Motion made and seconded to approve Article 23 as printed in the Warrant.

Planning Board Chair, Bruce Maki, presented Article 23.

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the town will vote to
large-scale ground-
setbacks and
Residential-Agricultural
proposed on multiple

of the Town's
provisions as set forth

Motion made and seconded by Jennifer Bogart of 116 Cranberry Rd. to amend Article 23 Section 1A "... provided standard setbacks and screening requirements are waived in writing by all direct abutters while taking all nearby properties into consideration in a Residential-Agricultural (RA) zoning district"

Motion to amend failed.

Motion for Article 23 carried with two-thirds vote declared by Moderator.

ARTICLE 24 DUAL USE SOLAR:

To see if the Town will vote to amend the Town of Carver Zoning Bylaw by adding a new section (Section 3580.70) titled "Dual Use Large-Scale Ground-Mounted Solar Photovoltaic Installations ("LSGMPI")" as set forth below, or take any other action relative thereto:

2a) To add a new Section addressing required setbacks and screening for SMART/Dual Use Arrays as described below:

	SMART/DUAL USE ARRAY			
	Array Height	Setback	% Screening in Setback	Abutters Notification
Residential-Agricultural	8'+	200*	100**	300'

* Planning Board may reduce setbacks, but in no instance shall setbacks be less than 25' when abutting a Residential/Agricultural district.

** 100% screening shall be attained from the greater of abutting street grade or yard grade. Topographical situations may require flexibility in either setback or screening decisions.

2b) To allow setbacks of a minimum of 12.5 feet if arrays are abutting a bog or other agricultural use as defined in G.L. c. 128, § 1A provided standard setbacks and screening requirements are waived in writing by all direct abutters in a Residential-Agricultural (RA) zoning district.

2c) To allow setbacks of a minimum 25 feet provided standard setbacks and screening requirements are waived in writing by all direct abutters in a Residential-Agricultural (RA) zoning district.

PLANNING BOARD

INFORMATIONAL SUMMARY: Submitted by the Planning Board to see if the town will vote to amend the Carver Zoning Bylaw to add a new section to allow for Dual Use Large-Scale Ground-Mounted Solar Photovoltaic Installations ("LSGMPI") with required setbacks and screening and to provide for reduced setbacks including when abutting a bog or other agricultural use as defined in G.L. c. 128, § 1A provided standard setbacks and screening

requirements are waived in writing by all direct abutters in a Residential-Agricultural (RA) zoning district.

PROPOSED MOTION: I move that the Town vote to amend the Town of Carver Zoning Bylaws by adding a new section titled "Dual Use Large-Scale Ground-Mounted Solar Photovoltaic Installations ("LSGMPI")", as set forth in Article 24 of the Warrant.

(Two-Thirds Vote Required)

Recommendation: Bd. of Selectmen 5-0, Planning Board 3-1

ARTICLE 24: VOTE

Motion made and seconded to approve Article 24 as written in the Warrant.

Bruce Maki presented Article 24.

Motion carried with two-thirds vote declared by the Moderator.

ARTICLE 25 SOLAR:

To amend Section 2230 of the Town of Carver Zoning Bylaw, Use Regulation Schedule, Sub-Section C., Industrial Uses, Large-scale ground mounted solar photovoltaic installations, to provide that the use is allowed in the following zoning districts upon the grant of a special permit by the Town of Carver Planning Board: RA, GBP, IA, IB, IC, and AP as follows, which changes being the addition of an * next to SP in said districts, or take any other action relative thereto:

C. INDUSTRIAL	RA	HC	GB	VB	V	GBP	IA	IB	IC	AP	SSID
Large-scale ground mounted solar photovoltaic	SP*	N	N	N	N	SP*++	SP*	SP*	SP*	SP*++	N

PLANNING BOARD

INFORMATIONAL SUMMARY: Submitted by the Planning Board to see if the town will vote to amend the Carver Zoning Bylaw, Section 2230, Use Regulation Schedule, Sub-Section C., Industrial Uses, Large-scale ground mounted solar photovoltaic installations, to provide that the use is allowed in the RA, GBP, IA, IB, IC, and AP zoning districts upon the grant of a special permit by the Town of Carver Planning Board.

PROPOSED MOTION: I move that the Town vote to amend the Town of Carver Zoning Bylaw relative to Large-scale ground mounted solar photovoltaic installations as set forth in Article 25 of the Warrant.

(Two-Thirds Vote Required)

Recommendation: Bd. of Selectmen 5-0, Planning Board 3-1

ARTICLE 25: VOTE

Motion made and seconded to approve Article 25 as written in the Warrant.

Bruce Maki presented Article 25.

Motion carried with two-thirds vote declared by the Moderator.

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