

Planning Department
856 Main Road
Westport, MA 02790



Planning Board

James Whitin
Robert Daylor
John K. Bullard
Mark L. Schmid
Manuel Soares

AGENDA

Tuesday, March 22, 2022

Call to order 6:00 p.m.

1. Administrative Items

- a. **Approval Not Required (ANR) 278 Drift Road (22-001A)** Request by the applicant for endorsement of a Plan of Land showing 2 Lots for land located at 278 Drift Road, Map 52 Lot 20.
- b. 978 Solar Development, LLC (21-005SP) Closeout, and release consultant review fees plus interest
- c. NEP Coastal Watershed Grant Program

6:10 p.m. Public Hearing

2. Zoning Amendment changes

Item 1. To amend the Town Zoning By-Laws, Section 3. Definitions for the purpose of adding the definition for “Sign” and “Agrivoltaic – Dual-Use Solar”.

Item 2. To amend the Town Zoning By-Laws, Section 8.4. Signs by deleting in its entirety and replacing with the proposed wording, which would address the standards and guidelines of signs within all Zoning Districts within the Town.

Item 3. To amend the Town Zoning By-Laws, Section 9.5. Accessory Apartment by adding a “Purpose & Intent” with the proposed wording and delete Letter a. “Purpose & Intent” under subsection 9.5.2. Detached Accessory Apartment, to relabel subsection 9.5.1. Attached Accessory Apartment to read as Section 9.5.2., to relabel subsection 9.5.2. to read as subsection 9.5.3. Detached Accessory Apartment, and to relabel letters d, g & j to read c, f & i.

Item 4. To amend the Town Zoning By-Laws, Section 9.6. Solar Energy Systems subsection 9.6.3. Large Scale Solar Energy Systems, for the purpose of adding a letter a. under (2) Height of Structures to increase the elevation of the solar panels at its lowest point and similar increases at all other points to seventy-two (72) inches in cases where agriculture is an integral part of the solar plan, provided that viewsheds from the public ways are not significantly affected, and at the discretion of the Special Permit Granting Authority (SPGA), and to amend letter H. Use Table “Maximum Height (2)” for both the Residence Agricultural District and Business District from “15 ft.” to “15 ft.” to reflect this amendment.

Item 5. To amend the Town Zoning By-Laws, Section 9.6 Solar Energy Systems subsection 9.6.3. Large Scale Solar Energy Systems, Letter H. Use Table of Dimensional, Use and Access Requirements for Large Scale Systems for the purpose of amending the “Maximum clearing area (4)” from 16 acres to 12 acres in the Residence/Agricultural District and the Business District, and to amend (4) Clearing Area to read as “(4) Clearing Area – Shall include all areas of the parcel being disturbed, the access drive shall also be included in this area. Clearing areas may be increased by up to 50% provided the Board finds that it will not be more visually or environmentally detrimental, including but not limited to (as described in 24.2.11.d) abutters, neighborhood and view corridors”.

Item 6. To amend the Town Zoning By-Laws, Section 9.7 Home Occupations by inserting “and by Special Permit” in the first paragraph, adding a subsection labeled 9.7.1. Home Occupation – As of Right, and by adding a subsection labeled 9.7.2. Home Occupation – By Special Permit.

Item 7. To amend the Town Zoning By-Laws, Section 6.3 Telecommunications Facilities Overlay District subsection 6.3.3. Special Permit Procedures by adding a new Letter “a” under Submittal Requirements to read: “a. The applicant shall completely evaluate a minimum of two (2) alternate sites including projected coverage for each site. The applicant shall identify the rationale for the selected site and the rationale for dismissing all alternate sites”, amend existing letters a-c accordingly, and adding Letter “d” in subsection 6.3.6. Required Findings to read “d. The applicant has demonstrated that all alternate sites are not acceptable”.

Item 8. To amend the Town Zoning By-Laws, Section 5. Use Regulations subsection 5.2.0. Non-conforming Uses by adding the word “discontinuance” after “Abandonment” and amend the paragraph of subsection 5.2.1. by deleting it in its entirety and replacing it with the proposed wording.

3. Assistant Planner’s report

4. Minutes

March 8, 2022

5. Correspondence

6. Invoices

7. Matters not reasonably anticipated.

8. Short/Long-term Planning Discussions

ADJOURNMENT

NOTE: Agenda is subject to change

NEXT MEETINGS:

Planning Board: April 5, 2022 at 6:00 p.m.

Work Session: ?