

TOWN OF BELMONT  
PLANNING BOARD

MEETING MINUTES

November 29, 2011

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7:00 p.m. Meeting called to order.

Attendance: Sami Baghdady, Chair; Michael Battista; Charles Clark; Andres Rojas; Joseph DeStefano; Jeffrey Wheeler, Staff

Absent: Karl Haglund

7:05 p.m. **Discussion on Solar Energy Systems Zoning Amendments**

Discussion ensued regarding the Solar Energy Systems zoning amendments and the issues that were raised during the public hearing. Jeffrey Wheeler distributed various documents related to the comments raised at the public hearing. Most of the discussion focused on flat roofs and how panels installed on these should be regulated within the zoning by-laws. After much discussion the Board agreed to the following:

- Solar panels on flat roofs of buildings will require:
  1. Design and Site Plan Review, and
  2. Solar panels will be allowed to project up to 7 feet above the surface of a flat roof, but may not exceed the maximum permissible height in the district in which they will be installed, except by Special Permit.
- Free-standing Solar Energy Systems will require:
  1. Design and Site Plan Review, and
  2. The Board decided to keep the other dimensional requirements as previously discussed.

The Planning Board also discussed and decided that the following changes should be made to the proposed by-law:

Under 4.3.5 e) 1.i. - to delete '*on the building to which it is accessory*' and to keep the phrase '*not extending beyond the eaves of the roof*'

Under 4.3.5 e) 1.ii. - to add the word "sloped" so that the correct wording reads '*does not project more than 12 inches above the surface of the sloped roof*' and to keep the rest of the wording the way it is.

Under 4.3.5 e) 2.iii. - to keep the wording '*not more than 6 feet above the adjacent grade*'.

Under 4.3.5 e) 3. - to delete the wording 'as provided within Section 7.4.'

Under 4.3.5 e) 4 - to delete all of Number 4.

Under **4.3.5 e) 5** – to add the word “nuisance”. This item will then become item 4 and will read ‘*remove it if the Building Commissioner determines that it has become a nuisance or a hazard*’.

Jeffrey Wheeler will incorporate the changes to Solar Energy Systems Zoning Amendments and forward them to the Board for final review and approval at the next Planning Board meeting.

**Adjournment:** 8:20 pm

List of Documents Presented:

- Solar Energy Systems Zoning Amendments Issues for Discussion revised November 29, 2011
- Solar Power Generation By-Law Zoning Amendments dated November 29, 2011
- Memo on ‘How to Determine Solar Angle?’
- Pictures of Flat Roof Mounted Solar Energy Systems
- Memo on ‘Special Permits to Modify Dimensional Regulations’
- Comments on “Solar Power Generation By-Law Zoning Amendment by Paul Santos dated 11/20/2011
- E-mail from Meg Lusardi regarding the Draft Solar Energy Systems By-Law dated November 29, 2011