



PLANNING BOARD
TOWN OF LONGMEADOW
20 Williams St.
Longmeadow MA 01106

Donald Holland, Chair
Walter Gunn, Clerk
Bruce Colton
Ken Taylor
Josh Levine

Remote
PUBLIC HEARING
Continued from May 6, 2020
Longmeadow Planning Board
June 3 2020, 7:00 p.m.

RECEIVED
2020 JUN - 1 A 10: 30
TOWN OF LONGMEADOW

1. Arrangements for remote participation by Planning Board members and members of the public are being made in accordance with Governor Baker's Emergency Order Modifying the State's Open Meeting Law (see attachment).
<http://www.longmeadow.org/AgendaCenter/ViewFile/Item/544?fileID=17316>
2. Participate in the meeting remotely via Zoom:
<https://zoom.us/j/98501345275?pwd=Y25hUUhvcm9UZXAzbFc1MjJGT1IGQT09>
General access via web at www.zoom.us or call (646) 558 8656; enter Meeting ID: 985 0134 5275 and password 396039
3. Presentation, discussion, and public comment for a citizen petition to amend the zoning by-laws to allow the installation of ground-mounted thermal and/or photovoltaic solar panels within the front and/or side lot lines of a residential property with the following regulations (Article 41, ATM 2020):
 1. The solar panels shall be in a single row parallel to the building foundation; the single row may include multiple solar panels in height and length. The highest position of the array of solar panels and supporting structure shall not be more than **8'-6"** above grade; the lowest upward edge of the solar panel(s) shall be a minimum of **1'-0"** above grade to allow snow and water runoff;
 2. The minimum pitch of the solar panels shall be **20°** above the horizontal; the maximum pitch shall be **70°** above the horizontal;
 3. The total power rating of the ground-mounted photovoltaic panels shall not exceed **9.0** kilowatts per property;
 4. Solar panels and supporting structures shall be located in **15'** wide zones that are offset a minimum of **5'** from the building foundation. The solar panels and related equipment shall not unreasonably interfere with the egress from windows; solar panels shall not be placed in front of egress doorways. Such solar panel structures shall not be closer than within **10'** of the front and side property lines, public road curbs, tree belts, or public sidewalks, and not within **30'** of the nearest road curb at the junction of a traffic intersection [see Diagram 1, Solar Panel Zone Diagram];
 5. Each solar panel array shall be skirted on all perimeter sides that are in view from a public way or abutting neighbor with tan, green, gray, or wood lattice and

evergreen shrubbery to soften aesthetic appearance; the evergreen shrubbery species selected shall be able to achieve the full height of the solar array and be planted no less than **3'-0"** on center. Evergreen species to include, but not be limited to Arborvitae, Yew, Boxwood, or Spruce (see plan view, front view, and end view diagrams);

6. All solar panel systems to be subject to local permitting and inspection by the local building commissioner. The solar panel system equipment to comply with applicable Commonwealth building, mechanical, electrical, plumbing, and other relevant code standards as well as standards of good engineering practice. A solar panel system will not be permitted if it can be demonstrated by the local building commissioner that the solar panels or any of the related equipment would create a condition that jeopardizes the public health, safety, or welfare.

Advertised March 12 and March 19, Reminder Publication.

4. Presentation, discussion, and public comment for a citizen petition to amend the Zoning By-Laws to allow the installation of ground-mounted thermal and/or photovoltaic solar panels within the front and/or side lot lines of a residential property with the following regulations (Article 42, ATM 2020):

1. Solar panels and supporting structures shall be located in zones up to **15'** (fifteen feet) wide that are offset a minimum of **5'** from the building foundation; the maximum parallel distance from the foundation to the edge of a solar panel zone shall be **20'**. There shall be an **8'** separation in any solar panel zone at least every **23'** to allow access. The solar panels and related equipment shall not unreasonably interfere with the egress from windows; solar panels shall not obstruct doorway egress. Such solar panel structures shall not be closer than within **15'** of the front or side property lines, public road curbs, tree belts, public sidewalks, easements, or right of way, and not within **30'** of the nearest road curb at the junction of a traffic intersection [see Diagram 1, Solar Panel Zone Diagram];
2. The solar panels in each zone shall form a single row and be parallel to the correlating building foundation; the single row may include multiple solar panels in height and width/length. The highest position of the array of solar panels and supporting structure(s) shall not be more than **8'-6"** (eight feet plus six inches) above grade; the lowest upward edge of the solar panel(s) shall be a minimum of **1'-2"** above grade to allow snow and water runoff. The minimum pitch of the solar panels shall be **20°** (20 degrees) above the horizontal; the maximum pitch shall be **70°** above the horizontal; panels shall pitch downward and away from the foundation [see Diagram 2, Cross-Sectional View];
3. The total power rating of the ground-mounted photovoltaic panels shall not exceed **9.0** kilowatts per property;
4. Each solar panel array shall be skirted on all perimeter sides that are in view from a public way or abutting neighbor with natural wood lattice, or tan, green, or gray vinyl lattice, and evergreen shrubbery to soften the aesthetic appearance. The evergreen shrubbery species selected shall be able to achieve the full height of the solar array and be planted no less than **3'-0"** on center. Evergreen species to include, but not be limited to Arborvitae, Yew, Boxwood, or Spruce (see plan view, front view, and end view diagrams);
5. All solar panel systems to be subject to local permitting and inspection by the local building commissioner. The solar panel system equipment shall comply with applicable Commonwealth building, mechanical, electrical, plumbing, and other relevant code standards as well as standards of good engineering practice. A solar

panel system will not be permitted if it can be demonstrated by the local building commissioner, fire department, or the police department that the subject solar panels or any of the related equipment would create a condition that could jeopardize the public health, safety, or welfare,

Advertised March 12 and March 19, Reminder Publication.