

Richmond Planning Board Meeting
Town Hall
Minutes
June 12, 2017

Members present: Rick Bell, Adeline Ellis, Katherine Keenum, John Vittori (Chairman)

Member absent: John Hanson

Others present: Andrew Mick of Richmond; Patrick McColgan, surveyor

Mr. Vittori opened the meeting at 6:30 P.M.

1. Acting in behalf of Connie Cooper, Mr. McColgan presented an *Application for a Determination of Planning Board Jurisdiction and for Endorsement That Planning Board Approval under Subdivision Control Law Is Not Required (Form A)* with three copies of a plan for subdividing property at 1736 State Road (Tax Map 408, Lot 43), the estate of Katharine Annin. The subdivision comprises two surveyed lots with the remainder of the property retained separately. Lot 1 on which the Annin-Keith house sits is made up of 28.157 acres and 425.94 feet of road frontage. Lot 2, a non-building lot, conveys 2 acres to abutters, Mr. and Mrs. Andrew Mick of 1736 State Road. The remaining property belonging to the Annin Estate has not been surveyed and is not part of this subdivision. The plan was approved.
2. The minutes of May 8, 2017, were unanimously approved as amended by a one-sentence change from Mr. Bell.
3. At the beginning of a discussion of updating the Master Plan, Ms. Ellis made a motion to delay work on the plan until a solar by-law was completed. Ms. Keenum seconded the motion. After comments, the motion was tabled.

Mr. Vittori was joined by Ms. Ellis in reporting on their meeting with Mark Pruhenski, the Town Administrator. They had explained to him that the Planning Board was divided on how much updating was needed or whether it should be done at all. Mr. Pruhenski had said that, speaking for himself, he would support an update and believed the Board of Selectmen would, too. He had also agreed that the Planning Board should be kept in the loop whenever committees like the Long-Range Sustainability Committee or the Open Space and Recreation Committee were formed.

4. A freewheeling, open discussion of the goals for a new solar energy by-law and the best way to move forward was anchored by three documents:
 - (a) "Attorney General Reviews Local Solar Zoning Bylaws," April 27, 2014, from the Massachusetts Solar Owners Association (<http://masoa.org/attorney-general-reviews-local-solar-zoning-bylaws/>)
 - (b) "Model Zoning for the Regulation of Solar Energy Systems," Department of Energy Resources, Massachusetts Executive Office of Energy and Environmental Affairs March 2014 (<http://masoa.org/wp-content/uploads/2014/03/model-solar-zoning.pdf>)
 - (c) "Policy Guidance for Regulating Solar Energy Systems," Department of Energy Resources, Massachusetts Executive Office of Energy and Environmental Affairs

March 2014 (<http://masoa.org/wp-content/uploads/2014/03/model-solar-zoning-guidance.pdf>)

One idea expressed was that work on a by-law need not reflect larger issues of climate change or a shifting technological environment but instead should focus on esthetics. Mr. Vittori suggested that each resident could be encouraged to achieve a net zero carbon footprint through the use of solar or other alternative energy sources and further that perhaps the town could adopt a net zero carbon footprint as a goal. Everyone acknowledged that homeowners must be allowed to mount solar panels on their roofs by right. At issue were the allowable size and placement of ground-mounted installations. Discussion was continued until the next meeting.

Mr. Vittori adjourned the meeting at 8:10 p.m.