

TOWN OF NORTHBOROUGH
SPECIAL TOWN MEETING WARRANT
OCTOBER 28, 2013

WORCESTER, SS

GREETINGS:

To any Constable in the Town of Northborough, County of Worcester:

In the name of the Commonwealth of Massachusetts, you are hereby commanded to warn and notify the legal voters of the Town of Northborough to meet at THE ALGONQUIN REGIONAL HIGH SCHOOL on MONDAY, the TWENTY-EIGHTH day of October 2013 at 7:30 p.m. to act on the following warrant articles:

7:31pm Moderator Fred George announced that the required quorum of at least 100 voters has been reached. Mr. George called the meeting to order.

Article 1 - MOTION PASSED BY THE REQUIRED 2/3rds VOTE

I move the Town vote to amend Part 7 of the Northborough Town Code, the Northborough Zoning Bylaw, Sections 7-10, SPECIAL REGULATIONS, by adding the following new Section 7-10-060.

SECTION 7-10-060 - Solar Photovoltaic Systems Moratorium

a) Definitions.

Large-Scale Ground-Mounted Solar Photovoltaic System: A solar photovoltaic system that is structurally mounted on the ground and is not roof-mounted, and has a minimum nameplate capacity of 250 kW DC.

Rated Nameplate Capacity: The maximum rated output of electric power production of the Photovoltaic system in Watts.

b) Purpose. The Town of Northborough has recently been the target of interest for the construction of a Large Scale Solar Photovoltaic System (SPS) which is also an On-Site Solar Photovoltaic System which potentially could affect the Town as a whole. The Town has recently received information regarding a potential combined Large Scale SPS and On-Site SPS to be situated in a residential area of Town. The whole Town would potentially be similarly impacted by a Large Scale SPS project. There is an identifiable community need to establish long-term zoning regulations to ensure that such uses and developments will be consistent with the Town's long term planning interests. It is crucial that the Town act now to establish a temporary moratorium on the use of land and the construction of structures related to all Ground-Mounted SPS projects and Large Scale SPS projects, and the issuance of special or building permits in connection with the same.

c) Temporary Moratorium

Notwithstanding any other provision in the Town of Northborough Zoning Bylaw to the contrary, no special or building permit may be issued for the construction of any Large Scale Solar Photovoltaic System until after May 1, 2014. The purpose of this temporary moratorium is to allow sufficient time to engage in a planning process to address the effects of such structures and uses in the Town and to enact bylaws in a manner consistent with sound land use planning goals and objective.

ARTICLE 2 - MOTION FAILED (84 yes, 151 no)

Amend Zoning Bylaw, §7-03-030, by striking out the words in ~~strikeout~~, and inserting the underlined words:

7-03-030 Board of Appeals.

B. Powers. The Board of Appeals shall have and exercise all the powers granted to it by MGL C. 40A, C. 40B, and C. 41 and by this bylaw. The Board's powers are as follows:

(2) To hear and decide appeals or petitions for variances from the ~~use~~, dimensional or density requirements of this bylaw, with respect to particular land or structures, as set forth in MGL C. 40A, § 10. Use variances are prohibited.

Amend Zoning Bylaw, § 7-08-030, by striking out the words in ~~strikeout~~, and inserting the underlined words:

7-08-030 Variance required.

Except as provided in Section 7-08-020, the reconstruction, extension or structural change of a nonconforming structure in such a manner as to increase an existing nonconformity or create a new nonconformity shall require a variance; provided, however, that the extension of an exterior wall at or along the same nonconforming distance within a required setback may be approved by special permit from the Zoning Board of Appeals. Notwithstanding the provisions of this Section, use variances are prohibited.

Motion made to dissolve the meeting. **MOTION PASSED**

9:14pm October 28, 2013 meeting dissolved.

Total Attendance 10/28/2013:	288
Total Registered Voters:	10,604

A True Copy Attest:

Andrew T. Dowd,
Town Clerk