

**TOWN OF WALES**

**TOWN CLERK**

**P.O. BOX 834**

**WALES, MA 01081-0834**

The following zoning by-law amendment, adopted at the Annual Town Meeting on May 16, 2018, was approved by Maura Healey, Attorney General of the Commonwealth of Massachusetts, and became effective in the Town of Wales as of the date of the Annual Town Meeting.

**ARTICLE 20**  The Town voted unanimously to amend the Town of Wales Zoning By-Laws, Section 7.10 ‘Large-Scale Ground-Mounted Solar Photovoltaic Installations’ by amending the following sections as set forth below and further to authorize non-substantive changes to the lettering and number of the zoning bylaws to be consistent with the zoning bylaws:

**Section 7.10.3 Definitions**

**As-of-right-siting**: As-of-right-siting shall mean that development **shall require** a special permit, variance, amendment, waiver, or other discretionary approval. As-of-right-siting is subject to site plan review to determine conformance with local zoning ordinances or bylaws. Development of a large-scale ground-mounted solar photovoltaic installation in any area other than a designated location shall require a special permit in accordance with the Wales Zoning Bylaws in additions to site plan review.

**Section 7.14.1 Setbacks**

c. Rear yard: The rear yard depth shall be at least 150 feet.

**Section 7.16.2 (a) Mitigation for loss of forest habitat within the installation:** If forestland is proposed to be converted to a ground-mounted solar electric installation the plans shall show mitigation measures that create a wildflower meadow habitat within and immediately around the solar electric system and a successional forest habitat in the surrounding areas managed to prevent shading until such time as the installation is decommissioned. Site Plan conditions may include conditions to effectuate and make enforceable this requirement.