

Town of Wales Article 2 Special Town Meeting August 6, 2018 Form Two Submission #2 Town Meeting Action

Minutes of the Town of Wales Special Town Meeting Monday, August 6, 2018

The Special Town Meeting, held at the Wales Elementary School, was attended by 55 voters. A quorum of 30 people being present, the meeting was opened at 7:05 p.m. by the salute to the flag led by the Moderator, Mr. Michael Valanzola.

ARTICLE 2 After an oral presentation by Planning Board Chairman and Selectboard member, James Whalen, the Town voted to amend the Town of Wales Zoning By-Laws, Section 7.10 'Large-Scale Ground-Mounted Solar Photovoltaic Installations' by amending and adding the following sections as set forth below:

To amend **Section 7.14.3 Size** by deleting the words "**five acres**" and replacing them with the words "**twenty acres**" as set forth below,

7.14.3 Size

The area covered by the large-scale ground-mounted solar photovoltaic installation shall not exceed ~~five acres~~ **twenty acres**, in aggregate, of all arrays, structures and building and shall not include wetlands.

and to amend **Section 7.16.3 Landscape Maintenance** by deleting the word "**considered**" and replacing it with the word "**selected**" as set forth below,

7.16.3 Landscape Maintenance

Native plant species shall be used, with diverse species ~~considered~~ **selected** on a case-by-case basis, when landscaping and/or creating natural vegetation barriers to abutters. Use of plants identified by the most recent copy of the "Massachusetts Prohibited Plant List" maintained by the Massachusetts Department of Agricultural Resources, is prohibited.

and, after a motion from the floor passed to amend Section 7.16.2b by deleting the words "2X" from Section 7.16.2b, to add the following subsections to **Section 7.16.2 Land Clearing, Soil Erosion, and Habitat impacts** as set forth below,

7.16.2 (a) If any portion of proposed project is in a priority habitat or estimated habitat of rare wildlife according to the Massachusetts National Heritage Endangered Species Program's (MA NHESP) BIOMAP2, the project must be reviewed and approved by MA NHESP before proceeding. Clearing of natural vegetation shall be limited to what is necessary for the construction, operation, and maintenance of LSGMSPI. Grading that

substantially disturbs the existing soil profile and structure is prohibited. Sites shall be selected where construction may be accomplished without such earthwork.

7.16.2 (b) To retain ecosystem services and protect the aesthetic and rural character of this town.

If forestland is proposed to be converted to LSGMSPI, the plans shall designate thereon an area of unprotected forested land on same lot of a size equal to ~~2X~~ the total area of such installation. Such designated land shall remain in substantially its natural condition without alteration, including unauthorized forestry tree cutting until such time as the installation is decommissioned. The special permit may be conditioned make this requirement enforceable. This is not appealable.

7.16.2. (c) All fencing shall be placed a minimum of 6" above ground level to facilitate wildlife movement or to adhere to the National Electric Code (NEC) whichever is more facilitative.

The vote was taken by a show of hands and the count recorded was 30 Yea and 11 Nay. With 41 people voting, the required $\frac{2}{3}$ majority of 28 was reached and the motion passed as amended.

A motion was made to adjourn and the meeting adjourned at 8:10 p.m.

I certify that these are the actions taken by the voters at the Special Town Meeting held on August 6, 2018.

Respectfully submitted,

Leis Phinney
Town Clerk

Motion From the Floor:

A motion was made and seconded to amend Article 2 by striking the words "2X" from Section 7.16.2.(b). The moderator declared the motion passed on a voice vote.