

Holliston Zoning Board of Appeals Meeting Minutes of March 17, 2021

Call to Order: The Chairman called the meeting to order at 7:00 p.m. via Zoom. He read the following statement into the record: Pursuant to the Governor's Order suspending certain provisions of the Open Meeting Law M.G.L. c. 30A paragraph 20, as well as the Select Board's Emergency Order dated March 16, 2020, the Zoning Board of Appeals will be using remote participation for this meeting. The audio of this meeting is being recorded and will be posted on the Town's webpage within 24 hours in accordance with the Governor's Emergency Action requirement of keeping the public informed of actions during this meeting. I would ask that all participants remotely attending this meeting please state your name for identification purposes each time you speak throughout the meeting. At this time, a roll call attendance vote will be taken:

Chairman John Love - Present
Jay Peabody – Present
Mark Bush- Present
Elizabeth Dembitzer, Associate – Present

Approval of Minutes:

On a motion by Mr. Bush, seconded by Ms. Dembitzer, the minutes of February 17, 2021 were approved as written on a roll call vote (Mr. Peabody was not present for the vote.).

Discussion: Zoning By Law Amendment(s) for Annual Town Meeting Warrant:

On a motion by Mr. Peabody, seconded by Ms. Dembitzer, the ZBA voted to sponsor this amendment as prepared by Building Commissioner Mark Kaferlein and Ms. Sherman. The proposal arises out of a recent issue in front of the Board and the advisory issued on that proposal by Town Counsel. Currently, large-scale solar energy systems are prohibited in all of the residential zoning districts. However, provisions of c. 40A at Section 3 (known as the Dover Amendment), specifically address prohibition of solar access and recent Land Court cases affirm that. As an alternative, we are proposing "reasonable regulation" by Special Permit. The Special Permit Granting Authority would be the Planning Board as the use is already identified in Zoning By-Law Section VII as a use requiring Site Plan Review, and for those uses, the Planning Board is the SPGA.

Continued Use Variance

Nextgrid Snowberry, LLC, 1070 Washington Street

The Chairman re-opened the public hearing at 7:20 p.m. and Mr. Peabody made a motion to accept the withdrawal request without prejudice. Ms. Dembitzer seconded with all in favor on a roll call vote.

Adjournment: The meeting adjourned at 7:27 p.m. on a motion made and duly seconded with all in favor on a roll call vote. The next meeting was scheduled for April 28, 2021.

Respectfully submitted,

Karen Sherman
Town Planner

Approved: April 28, 2021