

MONTEREY SOLAR PHOTOVOLTAIC ZONING BYLAWS
POTENTIAL REVISIONS
PROPOSED BY MONTEREY RENEWABLE ENERGY WORKING GROUP
August 2, 2023 (updated Sept. 14, 2023)

Summary:

The Monterey Renewable Energy Work Group (REWG) has been tasked by the Board of Selectmen with researching, proposing and implementing methods to increase renewable energy generation in Monterey. We have been meeting monthly (or more often) for about 20 months, and are getting close to a proposal for consideration by the Selectboard and ultimately for approval by Town Meeting.

In reviewing the options for renewable energy in Monterey, we have been guided by a study by UMASS, by consultations with numerous state, regional and local officials, and most recently by our consultant, Beth Greenblatt of Beacon Integrated Solutions, of Boston. She has been hired by the Town with a grant from Mass. Department of Energy Resources as approved by the Select Board.

After considering available sites, we are proposing to ask for proposals for a Solar Photovoltaic array at the town-owned landfill/transfer station/public works garage parcel.

A portion of the assessors' map is attached showing the town parcel for your reference.

In reviewing the zoning bylaws applicable to the project, there are several issues that we would like to ask the Planning Board to consider proposing zoning revisions for town meeting approval to allow this project to proceed.

1. Designate the town landfill/garage site as being in the LSOD district. As you know, the only site currently in this district is the Fox Hill site behind the firehouse pavilion. This site is not suitable due to being heavily wooded, oriented easterly vs. southerly, and highly visible from the center of Monterey.
 - a. We also suggest changing the title of the LSOD to Municipal Parcel Solar Overlay District (MPSOD) to better describe it.
2. We would also like to suggest that the setback requirements for the Large Scale and Utility Scale Solar systems be revised to allow the ZBA to reduce or eliminate the setback along the common boundary lines between two parcels that might be proposed for a utility scale or MPSOD solar photovoltaic system project.
 - a. In this case, the town landfill site is adjacent to the Gould Farm property including their existing gravel pit. There is a possibility that a solar developer on the town landfill/garage site may offer to extend some portion of a solar facility onto the Gould Farm property, obviously only with Gould Farm's consent. Requiring a large setback between the two adjacent solar facilities would not seem necessary or appropriate and would likely increase the cost of the project.
3. If revision of the solar zoning bylaw is undertaken, there are other small additions and clarifications that could be made at the same time.

The REWG would be happy to work with the Planning to prepare a proposed revised zoning bylaw. Thank you for your consideration in this regard.

Proposed Solar Photovoltaic Parcel – Town Owned Landfill/Transfer Station/Town Garage

Figure 1: Assessors Map





Figure 2A. Aerial Photo



Figure 2B. Aerial Photo with 150' setback on adjacent Gould Farm Parcel