

**TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENTS
MEETING MINUTES OF FEBRUARY 24, 2020**

Members Present: Kaitlin Lounsbury, Kevin Waldron, Cathy Keyser, Sel. Scott Haskins, Manuel Pimentel;

Others Present: Heidi Cole, Stephanie Giovannucci, John Guay, Christopher Knight;

Meeting was called to order by Kaitlin Lounsbury at 7:01 PM.

1. **Minutes:**

Waldron/Keyser motioned to approve the minutes of January 27, 2019 as written. **Motion passed with 1 abstention.**

2. **Appoint Chair and Vice Chair:**

Waldron/Keyser made a motion to appoint Kaitlin Lounsbury as Chair. **Motion Passed.**

Lounsbury/Keyser made a motion to appoint Kevin Waldron as Vice Chair. **Motion Passed.**

Mrs. Lounsbury appointed Scott Haskins, and Manuel Pimentel as voting members.

3. **Christopher Knight – preliminary discussion for a solar field located on Forrest Road.**

(Map U05 - Lot 07 in the C/I Zone.

Mr. Knight explained to the Board why he was there for a potential Solar Field to be located on Forrest Road. Mrs.

Giovannucci explained to the Board that he was there because Article 7 Table 1 states a use which is not listed in Table 1 shall not be permitted except by variance.

Mr. Knight said that he felt this area would be a good area for the projected solar field. He stated that it would be 5 acres that each solar panel would be 8 feet high and tilted at a 45 degree angle. He also said that there would be an 8 feet security gate around the solar panels.

Mr. Haskins asked if nearby residents or business owners can buy the electricity. Mr. Knight stated yes that they could and that on average their bills would be 10% less then what they pay now.

Mr. Knight asked the Board if they would see any issue with allowing him to be 50 feet from the Highway setback rather than the required 100ft. The Board did not see an issue with this and stated that they could set it as a condition. Mr. Haskins asked how many feet would the fence be from the panels. Mr. Knight stated about 20 feet. Mr. Waldron asked what the difference financially would it be if they had the 100 foot setback or the requested 50 feet set back. Mr. Knight explained that it is hard to get financing if you don't have the whole mega lot which is 5 acres of panels.

Mr. Waldron asked if trees from abutting properties be an issue. Mr. Knight stated that they would be facing south so no one's trees would be an issue. Ms. Keyser asked when Mr. Knight was looking to get this project started. Mr. Knight explained the process and said hopefully by spring 2021 they could get started. Mr. Waldron asked if the mega lot can only be 5 acres was the other 13 acres going to be undeveloped. Mr. Knight stated he thought about building a home. Mr. Waldron asked Mrs. Giovannucci if the whole street was Commercial/Industrial Zone. She stated that it was. She also stated that the more land he takes out will affect his current use credit.

The Board all agreed there are no red flags and they thought it would be a great area for a solar field and they also did not see a problem adding a residential home on the property as well.

There being no other business meeting adjourned at 7:37 PM

Minutes approved May 18, 2020