

**WEYMOUTH PLANNING BOARD**  
**McCulloch Building, Whipple Center, 182 Green Street**  
**July 19, 2011**  
**Minutes**

RECEIVED  
201 SEP 21 A 9 02  
OFFICE OF THE TOWN CLERK  
WEYMOUTH, MASS

**PRESENT:**

Walter Flynn, Chairman  
Sandra Williams, Vice Chairman  
Mary Akoury, Clerk  
Dave Chandler  
Paul Hurley

**ALSO PRESENT:**

James Clarke, Director Planning & Community  
Development

**RECORDING SECRETARY:**

Christine Callbeck

Chairman Flynn called the meeting to order at 7:00PM and stated that all members are present.

**REORGANIZATION**

Ms. Akoury, Clerk of the Planning Board assumed Chair and held nominations for position of Chairman of the Planning Board.

Ms. Williams made a MOTION TO NOMINATE Mr. Flynn as Chairman of the Planning Board. Mr. Hurley SECONDED the NOMINATION. It was UNANIMOUSLY VOTED.

Chairman Flynn reassumed the position of chairman of the Planning Board. Ms. Akoury made a MOTION to NOMINATE Ms. William as Vice Chairman of the Planning Board. Mr. Chandler SECONDED the NOMINATION. It was UNANIMOUSLY VOTED.

Mr. Hurley made a MOTION to NOMINATE Ms. Akoury as Clerk of the Planning Board. Mr. Chandler SECONDED the NOMINATION. It was UNANIMOUSLY VOTED.

**WIND ENERGY ZONING - DISCUSSION**

Mr. Clarke stated that he is present this evening with more information and hopes the Planning Board will decide to submit this application for approval in the early fall.

Mr. Steve Weisman, Vice President  
Peregrine Energy Group is the Town's consultant preparing the draft ordinance

Mr. Weisman presented the Planning Board with two handouts. One handout was photographs of other turbine projects in other towns. The second handout was Q & A from the last meeting Questions from the Planning Board and Answers from Mr. Weisman.

Mr. Weisman stated that there are all different types of designs out there; they are relatively expensive for the amount of energy they produce. The cost of an electrician, installation and connection to electrical equipment in home could be expensive. Plus home height regulation restrictions will limit how large of a turbine a citizen can have; homes must not be taller than 35 feet with the residential zone.

Mr. Clarke stated that he would like some discussion on the issue of smaller turbines because the request for permits will come in.

Chairman Flynn asked if ham radio operator towers should be included in this discussion and in these by-laws.

Mr. Chandler stated at the height of 65 feet a turbine will have shadow effect and noise. Can the Planning Board write this into the by-laws?

Mr. Weisman stated that a citizen must observe the setbacks for turbines but does not have to observe setbacks for radio towers or trees.

Chairman Flynn stated that if an individual wants a turbine connected to the grid it warrants regulations, correct?

Mr. Clarke stated that currently for wireless communications the town uses a building mounted process; they get a site plan review.

Chairman Flynn wanted to know when does the Planning Board cross the line and go to Board of Zoning Appeals?

Ms. Akoury wants to look at the by-laws because they are new for everyone on the Planning Board.

Mr. Weisman stated that if the turbine is on an existing structure it is not a separate structure. If you want to interconnect it to the grid you need to meet the utilities requirements. In most communities they say turbines are allowed up to 250 feet and shall be set back a distance equal to 1.5 time the overall blade tip height of the wind turbine time from the nearest existing residential or commercial structure and 50 feet from the nearest property line and private or public way. Generally for smaller turbines there can be noise. The Planning Board has the opportunity to say no to residential turbines as a whole.

Mr. Clarke said perhaps the Planning Board needs to ask the Building Inspector for his ruling on this question.

Mr. Chandler stated that he is more concerned with residential radio towers.

Mr. Clarke stated that could be FCC regulated.

Mr. Weisman stated this is a good time to talk about handout #2, the Q & A from the Planning Board from the last meeting.

Ms. Akoury asked what "(as-of-right)" indicates. Mr. Clarke stated it means those towns only need a building permit; no special by-laws are imposed.

Mr. Weisman told the Planning Board that there are three questions that the Planning Board should be thinking about:

- 1) What is Weymouth's intent? To encourage, discourage, or control?
- 2) Where should turbines be restricted to, or can they be installed anywhere?
- 3) Address typical health concerns. The usual impacts are environmental impacts; property value, construction; decommissioning of turbine and removal at end of turbine's life.

Mr. Clarke stated that he would like the Planning Board to do a comprehensive review of all types of turbines because soon the Town will be coming with its proposal for a turbine at the High School. Chairman Flynn asked do by-laws exempt municipal use or does municipal use fall under a different category? Mr. Clarke stated that generally regulations are looser for municipalities. Mr. Clarke further stated that before the Town of Weymouth goes forward with the installation of a turbine the Town will make sure all items are checked and balanced; and the Town will make sure all the neighbors are ok.

Chairman Flynn stated that since the Planning Board has already reviewed small turbine systems, in light of discussion, Chairman Flynn would like to continue discussion on the larger systems.

Ms. Akoury stated that she liked Mr. Hurley's suggestion to separate the commercial turbines from the small scale turbines. Ms. Akoury asked if this information could be pulled out of the handouts and put into another spreadsheet to be read more clearly.

Mr. Clarke stated that he can prepare an additional sheet with both scales separated and identified.

Mr. Clarke stated that realistically he could probably list the areas where a turbine would be placed within the Town:

- Libbey Parkway
- Weymouth High School (far behind)
- Finnell Drive
- Possibly one other location

Chairman Flynn asked if the wind picked up, in a typical storm, could a residential turbine sail off the roof of a home. Mr. Weisman stated that commercial turbines have an automatic shutdown at 50 miles per hour. Mr. Weisman stated that he has no idea what happens with smaller scale turbines; but he could find out and report back to the committee.

Mr. Weisman suggested that the Planning Board go and look at turbines that are in other communities such as Hull and Mass Maritime. Mr. Clarke suggested leaving the August meeting open with the opportunity to make a visit to a turbine in another community or invite someone from another town to speak at the Planning Board meeting regarding their by-laws and processes installing a turbine.

Mr. Weisman suggested that the Planning Board read the Cohasset information because it is most realistic to Weymouth.

Chairman Flynn stated that he would like to see the by-laws for the City of Boston because Weymouth is a City and follows city by-laws. Chairman Flynn wants to see how city by-laws were reviewed by Town Council.

Ms. Akoury asked Mr. Clarke if he could get copies of Falmouth's by-laws because they have residential and commercial turbines in their Town.

#### **NEXT MEETING**

The next meeting of the Planning Board will be held on September 20, 2011 at 7:00PM.

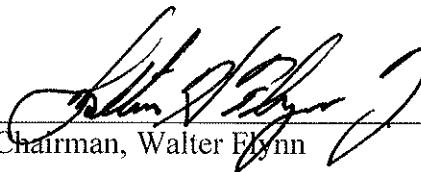
#### **ADJOURNMENT**

At 8:15PM, there being no further business, a MOTION was made by Mr. Chandler to ADJOURN and was SECONDED by Ms. Williams. It was UNANIMOUSLY VOTED.

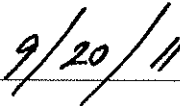
Respectfully submitted,

Christine Callbeck  
Recording Secretary

Approved by:

  
Chairman, Walter Flynn

Dated:

  
9/20/11