

PROPOSED RENEWABLE/ALTERNATIVE BYLAW AMENDMENT

PB Article PB-3. To see if the Town will vote to amend Chapter 255 (Zoning) of the Town's Code in regard to Renewable Energy by amending: Section 255-10, Terms Defined, to insert various new terms and their definitions and to reorder the various terms alphabetically and in Section 255-19 Use Regulations Schedule by inserting new uses related to Renewable Energy, as detailed in the Planning Board's Report to Town Meeting or take any other action thereto.

The changes to be made in the Zoning Bylaw are as follows:

1. Amend Section 255-10 of the South Hadley Zoning Bylaw by adding the following:

Alternative Energy: Includes Combined Heat and Power, Electric- and hydrogen-powered vehicles and associated technologies (including advanced batteries and recharging stations).

As-of-Right/By-Right Siting: Means that development may proceed without the need for a special permit, variance, amendment, waiver, or other discretionary approval. As-of-right development may be subject to non-discretionary site plan review to determine conformance with local zoning bylaws as well as state and federal law. As-of-right development projects that are consistent with zoning bylaws and with state and federal law cannot be prohibited.

Manufacturing Facilities: Facilities used primarily for heavy or light industry or the manufacture or assembly of a product including processing, blending, fabrication, assembly, treatment and packaging.

Renewable Energy: Includes Solar - photovoltaic (PV) and thermal, Wind, Biomass power conversion or thermal technologies (including R&D related to, or the manufacture of, wood pellets), ultra-low emissions high efficiency wood pellet boilers and furnaces, Low Impact Hydro-electric and kinetic, Ocean thermal/wave/tidal, Geothermal, Landfill Gas, Fuels Cells that use Renewable Energy, Advanced biofuels.

Research and Development Facilities: Facilities are used primarily for research, development and/or testing of innovative information, concepts, methods, processes, materials, or products. This can include the design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. The accessory development, fabrication, and light manufacturing of prototypes, or specialized machinery and devices integral to research or testing may be associated with these uses.

2. Amend Section 255-19 Use Regulations Schedule by inserting the following new uses related to Solar Photovoltaic Installations into the Business Use Classification and indicate how they are to be permitted or prohibited and insert the footnotes as noted below.

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Uses to be Inserted into the Industrial

Research, development and manufacturing facilities of products that generate renewable or alternative energy

Where/How Permitted:

To be noted as permitted “As of Right” in the Industrial A, Industrial B, and Industrial Garden District zoning districts.

To be noted as prohibited in all other zoning districts.

PUBLIC HEARING DRAFT