



CITY OF AMESBURY IN THE YEAR TWO THOUSAND SIXTEEN

Sponsored By: C. Kenneth Gray, Mayor Bill No. 2016-013

At the meeting of the Amesbury City Council held on February 9, 2016 in the City Hall Auditorium, the following action was taken:

An Ordinance to Request that the City Council vote to amend the Amesbury Zoning Bylaw and Amesbury Overlay Zoning Map

Summary: The proposed zoning amendments seek to modify the existing Renewable Energy Development District (REDD) boundary to include specific parcels not currently included in the overlay zoning district and to make modifications to the provisions of Section II and Section XI.S of the Amesbury Zoning Bylaw.

Be it Ordained by the City Council of the City of Amesbury assembled, and by the authority of the same name as follows:

Amend Amesbury Overlay Zoning Map -

To extend the Renewable Energy Development District (REDD) Overlay Zoning District boundary in the easterly direction along South Hunt Road over the property boundaries of and to include the following properties as shown on attached exhibit –

Map 86 – Lot 1;

Map 87 – Lots 2, 3, and 6A; and

Map 98 – Lots 11, 12, and 13.

1. Amend the Amesbury Zoning Bylaw:

Section II. - DEFINITIONS

Open Space: The space, unobstructed to the sky and not devoted to streets, on a lot unoccupied by buildings or structures, driveways, walkways, off-street parking or loading spaces and expressed as a percentage of total lot area.

Section XI.S – SOLAR ENERGY FACILITIES

Section XI.S.5. - GENERAL PROVISIONS

2. Dimensional and Density Regulations

c. The required minimum open space area may be reduced by 50% of that required in Table of Dimensional and Density Regulations, Section VI of the Bylaw, provided the proposed facility,

iv. Only in the instance of Post-Closure Use as a solar facility on an existing landfill, the Board may further reduce the minimum open space area pursuant to additional requirements for screening, setbacks and height along abutting property boundaries.

d. For the purposes of this Section, the total area on the lot occupied by the solar panel arrays shall be considered as building area and used for building area calculations.

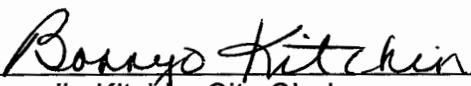
Section XI.S.8 – DEVELOPMENT AND PERFORMANCE STANDARDS

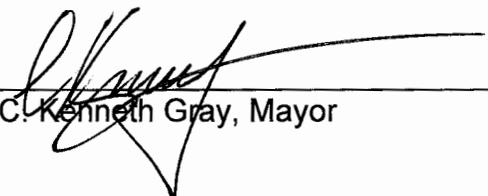
7. Landfills and Post-Closure Uses, as defined by MassDEP and its accompanying regulations: In the case where the solar facility is proposed on an existing landfill, the project shall require a Post-Closure Use Permit from Massachusetts Department of Environmental Protection (MassDEP) showing compliance with the requirements of 310 CMR 19.143, "Post-Closure Use of Landfills". The proposed project shall:

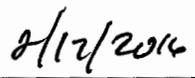
- i. Not result in a disturbance of the Landfill cap that could cause an adverse impact to public health, safety or the environment;
- ii. Not impair the integrity or functioning of the final cover, the components of the containment system, the landfill gas control system, and the environmental monitoring systems; and
- iii. Provide for the maintenance of the Landfill cap's storm water drainage facilities, basins, swales, and other erosion/sedimentation controls.

Councilor Stanganelli moved to approve as amended by the Ordinance Committee. Councilor McClure seconded. Roll Call 8-Yes, Einson, Lavoie, McClure, Sherwood, Sickorez, Stanganelli, Bartley, Scorzoni; McMilleon not present

Witness my hand and seal for the City of Amesbury this 17th day of February, 2016


Bonnijo Kitchin, City Clerk


C. Kenneth Gray, Mayor


Date