

Robert Largess, Jr., Chair
Scott Paul, Vice Chair
Walter A. Baker
Michael Gagan
William Talcott
Erica McCallum, Associate

Jennifer S. Hager,
Community Development Director



Sutton Town Hall
4 Uxbridge Road
Sutton, Massachusetts 01590
(508) 865-8729
www.suttonma.org

**TOWN OF SUTTON
PLANNING BOARD & DEPARTMENT**

MEMORANDUM

TO: Finance Committee
Select Board
Town Meeting Participants

FROM: Jennifer S. Hager, *JSH*
Community Development Director

DATE: April 10, 2024

RE: Bylaw and Article Recommendations

At its April 10, 2024 meeting, the Planning Board made the following recommendations with respect to the proposed Zoning Bylaw articles.

ARTICLE 19

**AUTHORITY: Citizens Petition
SPONSOR: Amy Thornton**

Amend the Zoning Bylaw – Table of Use to allow Large Ground Mounted Solar Photovoltaic Systems (over 250kW) by Special Permit and to add Section V. F. establishing the overlay district in which such use shall be allowed via Special Permit to include 5R Leland Hill Road.

Vote: To NOT recommend that Town Meeting approve this article. 4-0-0

Commentary: Reasons for the recommendation included those concerns expressed by the public during the hearing, including potential impacts to wetlands and the neighborhood, resulting in the determination that the proposed use is not the best use of this (particular) land.

ARTICLE 20

**AUTHORITY: Citizen's Petition
SPONSOR: Amy Thornton**

Amend the Zoning Bylaw – Table of Use to allow Large Ground Mounted Solar Photovoltaic Systems (over 250kW) by Special Permit and to add Section V. F. establishing the overlay district in which such use shall be allowed via Special Permit to include 48R Peach Tree Drive.

Vote: To NOT recommend that Town Meeting approve this article. 4-0-0

Commentary: Reasons for the recommendation included those concerns expressed by the public during the hearing, including potential impacts to wetlands and the neighborhood, resulting in the determination that the proposed use is not the best use of this (particular) land.