

March 13, 2024

BY HAND DELIVERY AND ELECTRONIC MAIL <l.caruso@town.sutton.ma.us>

Town of Sutton Select Board
4 Uxbridge Road
Sutton, MA 01590
Attn: Jonathan Anderson, Chair

**Re: *Progeneration Energy Corporation – 48R Peach Tree Drive -
Request for Inclusion of Article on 2024 Spring Annual Town
Meeting Warrant for Zoning Bylaw and Map Amendment to
Allow Large Ground-Mounted Solar Photovoltaic Installations in
the Solar Photovoltaic Overlay District***

Dear Chairman Anderson,

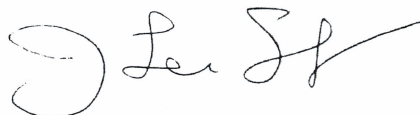
This firm represents Progeneration Energy Corporation ("Progeneration") in connection with a proposed zoning bylaw amendment that would allow Large Ground-Mounted Solar Photovoltaic Installations in a newly created solar photovoltaic overlay district at 48R Peach Tree Drive. Enclosed is a signed petition in support of the zoning amendment, which proposes amendments to Sections III.A.4 and V of the Zoning Bylaw and the Zoning Map.

On behalf of Progeneration and the petition sponsor, Amy Thornton, we hereby submit the enclosed petition for inclusion in the 2024 Spring Annual Town Meeting Warrant.

Please let me know if you have any questions concerning the enclosed.

Thank you for your assistance with this matter.

Very truly yours,



Joshua Lee Smith

JLS
Enclosures
cc: Project team

We the undersigned hereby petition the Board of Selectmen to add the following article to the next Town Meeting Warrant:

To see if the Town will vote to amend the Zoning Bylaw and Map by amending Table 1 of the Table of Use Regulations in Section III.A.4 to add a footnote to indicate that Large Ground-Mounted Solar Photovoltaic Installations (250kW+) are allowed by grant of a special permit in the Solar Photovoltaic Overlay District (SPOD); and further by adding to Section V a new paragraph F, with language added by said amendments being set forth in the underlined text as follows:

	R-1	R-2	V	B-2	I	OLI
1. Small Hydropower Installations	S*	S*	S*	S*	S*	S*
2. Small Wind Turbines	S*	S*	-	S*	S*	S*
3. Small Solar Photovoltaic Installations (less than 250kW)	P	P	P	P	P	P
4. Large Ground-Mounted Solar Photovoltaic Installations (250kW+) ²	-	-	-	-	P	-

² (S*) Permitted by grant of a special permit in the SPOD.

F. SOLAR PHOTOVOLTAIC OVERLAY DISTRICT


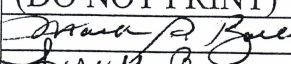
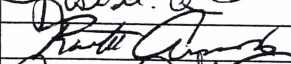

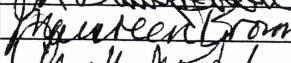






1) Purpose: The Solar Photovoltaic Overlay District (the "SPOD") is intended to encourage and enable the development of large ground-mounted solar energy sources in areas in which such facilities can be developed without adverse impact on otherwise permitted uses.

2) The SPOD is an overlay to the underlying zoning district in which Large Ground-Mounted Solar Photovoltaic Installations are allowed by grant of a special permit by the Planning Board, and subject to the provisions of Section VI.O – Large Scale Solar Photovoltaic of the Zoning Bylaw. The uses and requirements of the underlying district shall remain in effect unless they are in conflict with the provisions of Section VI.O, in which case the provisions of Section VI.O shall apply. The minimum frontage requirement for Large Ground-Mounted Solar Photovoltaic Installations in the SPOD shall be 50 feet.

4) In addition to other land as may be included within the SPOD pursuant to amendments to the Zoning Bylaw and Map as voted by Town Meeting, the SPOD includes the land known as 48R Peach Tree Drive being designated by tax assessor Map-Parcel 7-22, the location and boundaries of which are hereby established as shown on a map currently on file in the Office of the Town Clerk.

Said area containing approximately 17.71+/- acres of land in Sutton.

SPONSOR: Signature, Printed Name, Address, and Precinct:

Signature (DO NOT PRINT)	Printed Name	Address (road/street, etc.)	Precinct #
	AMY THORNTON	96 HARTNESS	3
✓ 	Mark S Bailey	339 Boston Road	1
✓ 	LISA M. Andrews	19 Putnam Hill Rd	1
✓ 	Robert Andrews	19 Putnam Hill Rd	1
✓ 	Jessica Gibson	18 Wachusett Dr	1
✓ 	R. DAVID BROWN	8 Wachusett Dr	1
✓ 	Maureen Brown	8 Wachusett Dr	1
✓ 	Chris Goff	7 Wachusett Dr	1
✓ 	Sarah Goff	7 Wachusett Dr	1
✓ 	AMY THORNTON	96 HARTNESS	3
✓ 	MICHAEL THORNTON	96 HARTNESS	3

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SPONSOR: Signature, Printed Name, Address, and Precinct:

Signature (DO NOT PRINT)	Printed Name	Address (road/street, etc.)	Precinct #
✓	Zeng Jaber	39 W. Millbury Rd.	1
✓	Carlin Gallagher	73 W. Sutton Rd.	1
✓	REBECCA YARNIE	37 W. Millbury Rd.	1
✓	Malik Soobun	34 W. Millbury Rd.	1
✓	Nouhad Alchahal	39 1/2 W. Millbury Rd.	1
✓	Nayla Chehauri	39 1/2 W. Millbury Rd.	1
✓	Tina Jaber	41 W. Millbury Rd.	1
✓	Nicole Raymond	290 Putnam Hill Rd.	2
✓	Susan Penterson	55 Douglas Rd.	2
✓	Craig Penterson	55 Douglas Rd.	2