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TOWN OF MEDWAY
Department of Community and Economic Development
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January 13, 2022

ADMINISTRATIVE SITE PLAN DECISION
50 Winthrop Street
APPROVED with CONDITIONS

- I. **APPLICATION** – The applicant, Medway Community Farm, filed an application for Administrative Site Plan Review on January 10, 2022 for property located at 50 Winthrop Street, Assessors' parcel number 30-003, in the Agricultural Residential I zoning district. The property is about 14 acres in area. The Administrative Site Plan Review Team met on January 13, 2022, at a duly posted public meeting to consider the application. The applicant was represented at the meeting by Carol Collord, the President of the Board of Directors of the Medway Community Farm. The property is owned by the Town of Medway and leased to the MCF. The Town has assented to this application.
- II. **DESCRIPTION of PROPOSED WORK** – The application is for the installation of ground-mounted solar panels to provide for the energy needs of the farm. The design will accommodate the energy needs of the farm, which is 22.4 kW. The installation design of these panels requires minimal ground disturbance through their ground anchoring system (36 square feet). Approval for the system was obtained by the Select Board on June 9, 2021. The 52 panels, measuring 1100 square feet, will be situated behind the current greenhouse structure and therefore minimally visible from the street. The distance from the front panel edge to the street front is 170 feet. These panels will cover 106% of the operating needs as determined by the farm's 2020 energy bills. As the farm moves its seedling operations entirely into the greenhouse, the additional 6% will be absorbed by operations. These panels were not designed, nor is there an intent, to sell back energy to the grid. In 2021, the farm replaced its older greenhouse structure and while the old frame was down, the Town trenched electrical lines and water lines to extend beyond the greenhouse, thus, the trench work needed to complete the solar project will require only an additional 3 to 4 foot trench to connect to the panels. There will be no removal of trees to complete this project.
- III. **INDEX OF SITE PLAN DOCUMENTS** – The following materials were provided for review:
 - A. Administrative Site Plan Review Application dated December 20, 2021.
 - B. Project Description
 - C. Summit Energy Site Assessment

IV. FINDINGS

- A. Administrative site plan review is required for this project pursuant to Section 3.5.3.A.3.i.
- B. The installation of the solar panels will advance the Town's green energy goals.
- C. The farm is an exempt agricultural use under G.L. c. 40A, §3.

- V. DECISION** – At its meeting on January 13, 2022, the Medway Administrative Site Plan Review Team voted to approve the site plan subject to the conditions herein, and to waive those requirements of the Site Plan Rules and Regulations requested by the Applicant, including waiving the application fee of \$350.00.

- VII. CONDITIONS OF APPROVAL** – Administrative approval of this site plan application is subject to the following condition:

- A. This approval is for the installation of 52 solar panels in accordance with the description of proposed work above, the application, site description, and Summit Energy Site Assessment. All site work shall be in compliance with the documents submitted to the Board as listed in this Decision, provided, however, that the Building Commissioner may approve minor changes in the course of construction that are of such a nature as are usually approved as "field changes" that do not require further review by the Team.

- VIII. APPEAL** - Any person aggrieved by this Administrative Site Plan Review decision may appeal such to the Planning & Economic Development Board.

Approved by Medway Administrative Site Plan Review Team: January 13, 2022


Susan E. Affleck-Childs

Planning and Economic Development Coordinator



Jack Mee
Building Commissioner



Barbara J. Saint Andre
Director of Community and Economic Development

COPIES TO: Donna Greenwood, Principal Assessor
Michael Boynton, Town Manager