



TOWN OF STOW

SPECIAL TOWN MEETING

MONDAY, NOVEMBER 7, 2011

7:00 P.M.

HALE MIDDLE SCHOOL AUDITORIUM

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WARRANT FOR NOVEMBER 7, 2011 SPECIAL TOWN MEETING

To either of the Constables of the Town of Stow, in the County of Middlesex, GREETINGS:

In the name of the Commonwealth of Massachusetts, you are directed to notify and warn the inhabitants of the Town of Stow, qualified to vote in Elections and Town Affairs, to assemble in

HUGH MILL AUDITORIUM AT THE HALE MIDDLE SCHOOL

In said Town on

MONDAY, THE SEVENTH DAY OF NOVEMBER 2011

AT 7:00 P.M.

Then and there to act on the following Articles, namely:

Article 1. Field Drivers

To see if the Town will vote to rescind Article 1 of the May 2011 Annual Town Meeting, which elected the Board of Selectmen as field drivers, or take any other action relative thereto.

(Board of Selectmen)

The Finance Committee recommends approval of this article.

Article 2. Flagg Hill Bond Line Item Transfer

To see if the Town will vote to amend the Fiscal Year 2012 Operating Budget, as adopted under Article 6 of the May 2011 Annual Town Meeting, by adjusting budget line items as follows, or take any other action relative thereto.

| <u>Budget Item</u> | <u>Line Item</u> | <u>FY 12 Budget</u> | <u>Adjustment</u> | <u>Adjusted FY 12 Budget</u> |
|--------------------------------------|-------------------------|----------------------------|--------------------------|-------------------------------------|
| Maturing Principal Long-Term Debt | 73 | \$1,017,000.00 | \$31,000.00 | \$1,048,000.00 |
| Interest Long-Term Debt | 74 | \$640,196.00 | (\$31,000.00) | \$609,196.00 |

(Treasurer-Collector)

The Finance Committee recommends approval of this article. This article results in shifting some of the interest portion of the Town's debt service to principal. This is the result of a prudent and favorable restructuring of the debt associated with the purchase of the Flagg Hill conservation property. Though this favorable restructuring will not result in reducing our overall debt service this fiscal year, it will result in significant long-term savings of interest expense.

Article 3. Town Building Structural Repairs

To see if the Town will vote to appropriate and transfer from Free Cash the sum of Ten Thousand Dollars (\$10,000) or any other sum for the purpose of making structural repairs to the Town Building, or take any other action relative thereto.

(Building Commissioner)

The Finance Committee recommends approval of this article. We view the structural repairs to the Town Building as necessary.

Article 4. Pompositticut School-to-Community Center Pre-Design Funds

To see if the Town will vote to appropriate and transfer from available funds the sum of Seventy three Thousand Six Hundred Seventy-nine Dollars and Sixty-eight Cents (\$73,679.68) or any other sum for the purpose of hiring a professional consulting firm or firms to provide pre-design architectural and engineering services related to the possible new construction, reconstruction, expansion, and/or renovation of the of the Pompositticut School, converting it into a multi-use community center. The intent is to create a community center to provide space for use by various town departments and to possibly create leased space for use by other public or private entities. The consulting services to be provided will include but not be limited to a technical evaluation of the building's mechanical, electrical and structural systems as well as overall building condition; a building and site space use needs analysis; preparation of conceptual plans and drawings; and preparation of preliminary project cost estimates. Selection of said firm or firms shall be made pursuant to applicable laws and regulations.

The amount of \$73,679.68 represents the total resulting from the transfer of \$3,286.25 or any other balance remaining from Article 17 voted at the Special Town Meeting in June 1996 to fund the Hale School addition; the transfer of the sum of \$22,449.59 or any other remaining balance from Article 29 voted at the Annual Town Meeting in May 2004 to fund the purchase of a modular classroom building at the Pompositticut School; the transfer of the sum of \$38,392.30 or any other balance remaining from Article 1 voted at the Special Town Meeting in December 2005 to fund the purchase of a modular classroom building at the Center School; the transfer of the sum of \$8,171.54 or any other remaining balance from Article 26 voted at the Annual Town Meeting in May 2003 to fund various capital improvements to both the Pompositticut School and Center School; the transfer of \$1,380.00 or any other remaining balance from Article 34-9 voted at the Annual Town Meeting in May 2009 to fund roof repairs at the Hale School, or take any other action relative thereto.

(Pompo Use Study Committee)

The Finance Committee recommends approval of this article.

Article 5. Fire Station Improvement Pre-Design Funds

To see if the Town will vote to appropriate and transfer from Free Cash the sum of Seventy Thousand Dollars (\$70,000) or any other sum for the purpose of hiring a professional consulting firm or firms to provide pre-design architectural and engineering services related to the possible new construction, reconstruction, expansion, and/or renovation of the Fire Station. Selection of said firm or firms shall be made pursuant to applicable laws and regulations. The consulting services to be provided will include but not be limited to a technical evaluation of the building’s mechanical, electrical and structural systems as well as overall building condition; a building and site space use needs analysis; preparation of conceptual plans and drawings; and preparation of preliminary project cost estimates, or take any other action relative thereto.

(Fire Chief)

The Finance Committee recommends approval of this article.

Article 6. Randall Library Improvement Pre-Design Funds

To see if the Town will vote to appropriate and transfer from Free Cash the sum of Seventy Thousand Dollars (\$70,000) or any other sum for the purpose of hiring a professional consulting firm or firms to provide pre-design architectural and engineering services related to the possible new construction, reconstruction, expansion, and/or renovation of the Randall Library. Selection of said firm or firms shall be made pursuant to applicable laws and regulations. The consulting services to be provided will include but not be limited to a technical evaluation of the building’s mechanical, electrical and structural systems as well as overall building condition; a building and site space use needs analysis; preparation of conceptual plans and drawings; and preparation of preliminary project cost estimates, or take any other action relative thereto.

(Randall Library Trustees)

The Finance Committee recommends approval of this article. The pre-design consulting services are needed before any renovations or improvements are made to the Randall Library.

Article 7. Street Acceptance – Cardinal Court

To see if the Town will vote to accept the laying out of the entire length of the following named street and establish it as a town way, together with all drainage and other easements related thereto and included in the Order of Layout, the boundaries and measurements shown on the plan referred to in the description, which plan shall be included in the Order of Layout of the Selectmen to be adopted with respect to such way and related easements and filed in the office of the Town Clerk in accordance with the provisions of Massachusetts General Laws Chapter 82, Section 21-23,

Cardinal Court, as shown on the plans entitled:

- “Definitive Subdivision Plan, Wildlife Woods,” dated May 15, 1997, which plan is recorded with Middlesex South District Registry of Deeds as Plan No. 1013 of 2000 in Record Book 31831, Page 286, and
- “Roadway As-Built Fox Court and Cardinal Court, Wildlife Woods, Stow MA,” dated October 24, 2003, and
- “Roadway As-Built Detention Basins,” dated October 24, 2003,

And to authorize the Selectmen to acquire by purchase, eminent domain, gift, or otherwise for highway purposes the fee or any lessor interests that may be necessary for such town ways, or take any other action relative thereto.

(Board of Selectmen)

The Finance Committee recommends approval of this article. All the necessary requirements have been completed.

Article 8. Street Acceptance – Cricket Court

To see if the Town will vote to accept the laying out of the entire length of the following named street and establish it as a town way, together with all drainage and other easements related thereto and included in the Order of Layout, the boundaries and measurements shown on the plan referred to in the description, which plan shall be included in the Order of Layout of the Selectmen to be adopted with respect to such way and related easements and filed in the office of the Town Clerk in accordance with the provisions of Massachusetts General Laws Chapter 82, Section 21-23,

Cricket Court, as shown on the plans entitled:

- “Definitive Subdivision Plan, Wildlife Woods,” dated May 15, 1997, which plan is recorded with Middlesex South District Registry of Deeds as Plan No. 1013 of 2000 in Record Book 31831, Page 286, and
- “Roadway As-Built Salamander Lane and Cricket Court, Wildlife Woods, Stow MA,” dated October 24, 2003, and
- “Roadway As-Built Detention Basins,” dated October 24, 2003,

And to authorize the Selectmen to acquire by purchase, eminent domain, gift, or otherwise for highway purposes the fee or any lessor interests that may be necessary for such town ways, or take any other action relative thereto.

(Board of Selectmen)

The Finance Committee recommends approval of this article. All the necessary requirements have been completed.

Article 9. Street Acceptance – Fox Court

To see if the Town will vote to accept the laying out of the entire length of the following named street and establish it as a town way, together with all drainage and other easements related thereto and included in the Order of Layout, the boundaries and measurements shown on the plan referred to in the description, which plan shall be included in the Order of Layout of the Selectmen to be adopted with respect to such way and related easements and filed in the office of the Town Clerk in accordance with the provisions of Massachusetts General Laws Chapter 82, Section 21-23,

Fox Court, as shown on the plans entitled:

- “Definitive Subdivision Plan, Wildlife Woods,” dated May 15, 1997, which plan is recorded with Middlesex South District Registry of Deeds as Plan No. 1013 of 2000 in Record Book 31831, Page 286, and
- “Roadway As-Built Fox Court and Cardinal Court, Wildlife Woods, Stow MA,” dated October 24, 2003, and
- “Roadway As-Built Detention Basins,” dated October 24, 2003,

And to authorize the Selectmen to acquire by purchase, eminent domain, gift, or otherwise for highway purposes the fee or any lessor interests that may be necessary for such town ways, or take any other action relative thereto.

(Board of Selectmen)

The Finance Committee recommends approval of this article. All the necessary requirements have been completed.

Article 10. Street Acceptance – Salamander Lane

To see if the Town will vote to accept the laying out of the entire length of the following named street and establish it as a town way, together with all drainage and other easements related thereto and included in the Order of Layout, the boundaries and measurements shown on the plan referred to in the description, which plan shall be included in the Order of Layout of the Selectmen to be adopted with respect to such way and related easements and filed in the office of the Town Clerk in accordance with the provisions of Massachusetts General Laws Chapter 82, Section 21-23,

Salamander Lane, as shown on the plans entitled:

- “Definitive Subdivision Plan, Wildlife Woods,” dated May 15, 1997, which plan is recorded with Middlesex South District Registry of Deeds as Plan No. 1013 of 2000 in Record Book 31831, Page 286, and
- “Roadway As-Built Salamander Lane and Cricket Court, Wildlife Woods, Stow MA,” dated October 24, 2003, and
- “Roadway As-Built Detention Basins,” dated October 24, 2003,

And to authorize the Selectmen to acquire by purchase, eminent domain, gift, or otherwise for highway purposes the fee or any lessor interests that may be necessary for such town ways, or take any other action relative thereto.

(Board of Selectmen)

The Finance Committee recommends approval of this article. All the necessary requirements have been completed.

Article 11. Street Acceptance – Wildlife Way

To see if the Town will vote to accept the laying out of the entire length of the following named street and establish it as a town way, together with all drainage and other easements related thereto and included in the Order of Layout, the boundaries and measurements shown on the plan referred to in the description, which plan shall be included in the Order of Layout of the Selectmen to be adopted with respect to such way and related easements and filed in the office of the Town Clerk in accordance with the provisions of Massachusetts General Laws Chapter 82, Section 21-23,

Wildlife Way as shown on the plans entitled:

- “Definitive Subdivision Plan, Wildlife Woods,” dated May 15, 1997, which plan is recorded with Middlesex South District Registry of Deeds as Plan No. 1013 of 2000 in Record Book 31831, Page 286, and
- “Roadway As-Built Wildlife Way, Sta – 0+12 to Sta 9+00, Wildlife Woods, Stow, MA,” dated October 24, 2003, and

- “Roadway As-Built Wildlife Way, Sta 9+00 to Sta 18+41.28, Wildlife Woods, Stow, MA,” dated October 24, 2003, and
- “Roadway As-Built Detention Basins, Wildlife Woods, Stow, MA,” dated October 24, 2003,

And to authorize the Selectmen to acquire by purchase, eminent domain, gift, or otherwise for highway purposes the fee or any lessor interests that may be necessary for such town ways, or take any other action relative thereto.

(Board of Selectmen)

The Finance Committee recommends approval of this article. All the necessary requirements have been completed.

Article 12. Street Acceptance – Woodpecker Court

To see if the Town will vote to accept the laying out of the entire length of the following named street and establish it as a town way, together with all drainage and other easements related thereto and included in the Order of Layout, the boundaries and measurements shown on the plan referred to in the description, which plan shall be included in the Order of Layout of the Selectmen to be adopted with respect to such way and related easements and filed in the office of the Town Clerk in accordance with the provisions of Massachusetts General Laws Chapter 82, Section 21-23,

Woodpecker Court as shown on the plans entitled:

- “Definitive Subdivision Plan, Wildlife Woods,” dated May 15, 1997, which plan is recorded with Middlesex South District Registry of Deeds as Plan No. 1013 of 2000 in Record Book 31831, Page 286, and
- “Roadway As-Built Woodpecker Court, Wildlife Woods, Stow MA,” dated October 24, 2003, and
- “Roadway As-Built Detention Basins,” dated October 24, 2003,

And to authorize the Selectmen to acquire by purchase, eminent domain, gift, or otherwise for highway purposes the fee or any lessor interests that may be necessary for such town ways, or take any other action relative thereto.

(Board of Selectmen)

The Finance Committee recommends approval of this article. All the necessary requirements have been completed.

Article 13. Zoning Bylaw Amendment – Commercial Solar Photovoltaic Renewable Energy Installations

To see if the Town will vote to amend the Zoning Bylaw by amending Sections 1.3 by adding new definitions; amending Section 8 by adding a new subsection 8.10; amending Section 3 by adding new subsections 3.1.2.7, 3.2.3.6, 3.3.2.10, 3.5.1.4, 3.6.1.4, 3.7.3 and 3.7.3.1; and amending section 3.10 to read in their entirety as stated below in subsections (A), (B), (C), (D), (E), (F), (G), (H) and (I) of this article; and further that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Zoning Bylaw; or take any other action relative thereto.

(Planning Board)

The Finance Committee will make a recommendation at Town Meeting.

PLANNING BOARD SUMMARY

This article proposes to establish Commercial Solar Photovoltaic Renewable Energy Installations as an allowed use subject to Site Plan Approval in the Industrial, Commercial and Refuse Disposal Districts and subject to Special Permit and Site Plan Approval in the Recreation-Conservation, Residential, and Business Districts. This use is in keeping with the Green Communities Act, which purpose is to provide for renewable and alternative energy and energy efficiency in the Commonwealth. Solar energy does not add to the production of global greenhouse emissions, acid rain, or smog. The Proposed bylaw is intended to promote Commercial Solar Photovoltaic Renewable Energy Installations, while establishing standards that address and protect public safety, minimize undesirable impacts on residential property and neighborhoods, protect scenic, natural and historic resources and do not diminish abutting property.

A. Amend Section 1.3 by adding new definitions “COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION” and “NAMEPLATE CAPACITY” to read in their entirety as follows:

COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION - A solar photovoltaic system that is structurally mounted on the ground and is not roof-mounted, and has a minimum **NAMEPLATE CAPACITY** of 250 kW DC. A **COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION** shall be considered a Principal Use as the Zoning Bylaw defines that phrase.

NAMEPLATE CAPACITY – The maximum rated output of electric power production of the Photovoltaic system in Direct Current (DC).

B. Amend Section 8 by adding a new Section 8.10 to read in its entirety as follows:

8.10 COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS

8.10.1 Purpose - The purpose of this section is to promote the creation of new **COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS** by providing standards for the placement, design, construction, operation, monitoring, modification and removal of such installations that address and protects public safety, minimizes undesirable impacts on residential property and neighborhoods, protects scenic, natural and historic resources, does not diminish abutting property values and provides adequate financial assurance for the eventual decommissioning of such installations.

The provisions set forth in this section shall apply to the construction, operation, and/or repair of **COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS**.

8.10.2 Applicability - No **COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION** shall be **ERECTED** or installed except in compliance with the provisions of this Section and other applicable Sections of the Zoning Bylaw, as well as state and federal law. Such use shall not create a nuisance, which is discernible from other properties

by virtue of noise, vibration, smoke, dust, odors, heat, glare and radiation, unsightliness or other nuisance as determined by the Special Permit/Site Plan Approval Granting Authority.

- 8.10.2.1 The construction and use of a COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION with 250 kW or larger of rated NAMEPLATE CAPACITY within the Industrial, Commercial District and Refuse Disposal District shall undergo site plan review by the Planning Board prior to construction, installation or modification as provided in this section.
- 8.10.2.2 Construction and use of a COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION with 250 kW or larger of rated NAMEPLATE CAPACITY in the Residential, Business and Recreation Conservation District shall be subject to Special Permit and Site Plan Approval from the Planning Board in accordance with the additional requirements specified herein.
- 8.10.2.3 This section also pertains to physical modifications that materially alter the type, configuration or size of these installations or related equipment throughout the useful life of the system or where alterations may impact abutters.

8.10.3 General Requirements

- 8.10.3.1 **Lot Requirements** - A COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION may be permitted on a lot, which contains an area of not less than three (3) acres.
- 8.10.3.2 **Visual Impact** - The visual impact of the COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION, including all accessory structures and appurtenances, shall be mitigated. All accessory structures and appurtenances shall be architecturally compatible with each other. Structures shall be shielded from view and/or joined and clustered to avoid adverse visual impacts as deemed necessary by and in the sole opinion of the Special Permit/Site Plan Approval Granting Authority. Methods such as the use of landscaping, natural features and opaque fencing shall be utilized.
- 8.10.3.3 **Compliance with Laws, Ordinances and Regulations** - The construction and operation of all COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS shall be consistent with all applicable local regulations and bylaws, and state and federal requirements, including but not limited to all applicable safety, construction, electrical, and communications requirements. All buildings and fixtures forming part of A SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION shall be constructed in accordance with the State Building Code.
- 8.10.3.4 **Utility Notification** - No COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION shall be constructed until evidence has been given to the Special Permit/Site Plan Approval Granting Authority that the utility company that operates the electrical grid where the installation is to be located has been informed of the solar photovoltaic installation owner or operator's intent to install an interconnected customer-owned generator. Proof of a mutual agreement with the utility company shall be provided to the Special Permit/Site Plan Approval Granting Authority. Off-grid systems shall be exempt from this requirement. If the COMMERCIAL SOLAR

PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION goes on grid, it shall comply with this requirement.

8.10.3.5 **Maintenance** - The COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION owner or operator shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Site access shall be maintained to a level acceptable to the local Fire Chief, Police Chief, Emergency Medical Services and Special Permit/Site Plan Approval Granting Authority. The owner or operator shall be responsible for the cost of maintaining the solar photovoltaic installation and any access road(s), unless accepted as a public way.

8.10.3.6 **Emergency Services** - The COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION owner or operator shall provide a copy of the project summary, electrical schematic, and site plan to the local Fire Chief. The owner or operator shall provide an emergency response plan. The emergency response plan is subject to the approval of the Special Permit/Site Plan Approval Granting Authority, the Fire Department and the Police Department, and shall include at a minimum, explicit instructions on all means of shutting down the COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION, which shall be clearly marked. The owner or operator shall identify a responsible person for public inquiries throughout the life of the installation.

8.10.3.7 **Safety and Security** – Safety and measures of security shall be subject to the approval of the Special Permit/Site Plan Approval Granting Authority, the Fire Department and the Police Department.

8.10.4 **Design Standards**

8.10.4.1 **Lighting** - Lighting of the COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION, including all accessory structures and appurtenances shall not be permitted unless required by the Special Permit/Site Plan Approval Granting Authority, Special Permit/Site Plan Approval Decision or required by the State Building Code. Where used, lighting shall comply with the requirements of Section 3.8.1.5 (exterior lighting) of the Zoning Bylaw.

8.10.4.2 **Signs and Advertising** - Section 6.3 (Signs) of the Zoning Bylaw does not apply to this Section. Signage for COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS shall be limited in size as determined by the Special Permit/Site Plan Approval Granting Authority.

COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS shall not be used for displaying any advertising except for reasonable identification of the owner or operator of the COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION and emergency contact information.

8.10.4.3 **Utility Connections** - All utility connections from the COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS shall be underground unless specifically permitted otherwise by a Special Permit/Site Plan Approval Decision. Electrical transformers and inverters to enable utility interconnections may be above ground if required by the utility provider.

8.10.4.4 **Land Clearing, Soil Erosion and Habitat Impacts** - Clearing of natural vegetation shall be limited to what is necessary for the construction, operation and maintenance of the COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION or otherwise prescribed by applicable laws, regulations and bylaws.

8.10.4.5 **Appurtenant Structures** - All appurtenant structures to COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS shall be subject to all applicable bylaws and regulations concerning the bulk and height of structures, lot area, setbacks, open space, parking and building coverage requirements.

8.10.5 Modifications

All substantive material modifications to a COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION made after issuance of the Special Permit/Site Plan Approval Decision shall require modification to the Special Permit/Site Plan Approval Decision.

8.10.6 Abandonment and Removal

8.10.6.1 **Abandonment** - Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, the COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION shall be considered abandoned when it fails to operate for more than one year without the written consent of the Special Permit/Site Plan Approval Granting Authority. If the owner or operator of the COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION fails to remove the installation in accordance with the requirements of this section within 150 days of abandonment or the proposed date of decommissioning, the town may enter the property and physically remove the installation.

8.10.6.2 **Removal Requirements** - Any COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION, which has reached the end of its useful life or has been abandoned, shall be removed. The owner or operator shall physically remove the installation no more than 150 days after the date of discontinued operations. The owner or operator shall notify the Special Permit/Site Plan Approval Granting Authority by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of:

1. Physical removal of all COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION, structures, equipment, security barriers and transmission lines from the site.
2. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
3. Stabilization or re-vegetation of the site as necessary to minimize erosion. The Special Permit/Site Plan Approval Granting Authority may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

8.10.7 Financial Surety

Proponents of COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION projects shall provide a form of surety, either through escrow account, bond or otherwise, to cover the cost of removal in the event the town must remove the installation and remediate the landscape, in an amount and form determined to be reasonable

by the Special Permit/Site Plan Approval Granting Authority, but in no event to exceed more than 150 percent of the cost of removal and compliance with the additional requirements set forth herein, as determined by the project proponent. The project proponent shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The amount shall include a mechanism for calculating increased removal costs due to inflation.

Before issuance of any building permits for the COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION, such construction and installation shall be secured in accordance with performance guarantee requirements of the Town of Stow Rules and Regulations Governing the Subdivision of Land to the extent applicable and/or the regulations adopted pursuant to the COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION Bylaw for this purpose.

8.10.8 Special Permit and Site Plan Approval Decisions

Special Permit and Site Plan Approval decisions shall conform to the requirements of this Section, section 9.2 and 9.3 of the Zoning Bylaw and other relevant Sections of the Zoning Bylaw.

All COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION Special Permit and Site Plan Approval Decisions shall be valid for a twelve (12) month period unless renewed or extended by the Special Permit/Site Plan Approval Granting Authority following application made by the applicant. There is no limit to the number of renewals or extensions the special Permit/Site plan Approval Granting Authority may grant for a COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION.

C. Amend Section 3.1.2 (Recreation-Conservation District Uses subject to Special Permit granted by the Planning Board) by adding new section 3.1.2.7 to read in its entirety as follows:

3.1.2.7 COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS

D. Amend Section 3.2.3 (Residential Uses subject to Special Permit granted by the Planning Board) by adding new section 3.2.3.6 to read in its entirety as follows:

3.2.3.6 COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS

E. Amend Section 3.3.2 (Business Uses subject to Special Permit granted by the Planning Board) by adding new section 3.3.2.10 to read in its entirety as follows:

3.3.2.10 COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS

F. Amend Section 3.5 (Commercial District Uses) by adding new section 3.5.1.4 to read in its entirety as follows:

3.5.1.4 COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS

G. Amend Section 3.6 (Industrial District Uses) by adding new section 3.6.1.4 to read in its entirety as follows:

3.6.1.4 COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS

H. Amend Section 3.7 (Refuse Disposal District Uses) by adding new sections 3.7.3 and 3.7.3.1 to read in its entirety as follows:

3.7.3 Uses permitted subject to Site Plan Approval by the Planning Board:

3.7.3.1 COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS

I. Amend Section 3.10 by amending the Industrial Uses in the Table of Principal Uses by adding “COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS” so that the Industrial uses section of the table reads in its entirety as follows:

| Principal Uses | Residential | Business | Compact Business | Industrial | Commercial | Recreation Conservation | FloodPlain Wetlands | Refuse Disposal | Site Plan Approval |
|---|-------------|----------|------------------|------------|------------|-------------------------|---------------------|-----------------|--------------------|
| Industrial Uses | | | | | | | | | |
| Manufacturing Enterprises | N | N | N | SPP | N | N | N | SPP | (3) |
| Research Laboratories W/Incidental Assembly or Manufacture | N | N | N | SPP(2) | N | N | N | SPP (2) | (3) |
| Sanitary Landfill | N | N | N | N | N | N | N | SPS | (3) |
| Refuse Transfer Station | N | N | N | N | N | N | N | SPS | (3) |
| Refuse Incinerator | N | N | N | N | N | N | N | SPS | (3) |
| Commercial Solar Photovoltaic Energy Renewable Installation | SPP | SPP | N | Y | Y | SPP | N | Y | (3) |

ANNOTATED VERSION

Additions are underlined

Deletions are ~~strike-through~~

1.3 Definitions

COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION - A solar photovoltaic system that is structurally mounted on the ground and is not roof-mounted, and has a minimum NAMEPLATE CAPACITY of 250 kW DC. A COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION shall be considered a Principal Use as the Zoning Bylaw defines that phrase.

NAMEPLATE CAPACITY – The maximum rated output of electric power production of the Photovoltaic system in Direct Current (DC).

8.10 COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS

8.10.1 Purpose - The purpose of this section is to promote the creation of new COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS by providing standards for the placement, design, construction, operation, monitoring, modification and removal of such installations that address and protects public safety, minimizes undesirable impacts on residential property and neighborhoods, protects scenic, natural and historic resources, does not diminish abutting property values and provides adequate financial assurance for the eventual decommissioning of such installations.

The provisions set forth in this section shall apply to the construction, operation, and/or repair of COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS.

8.10.2 Applicability - No COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION shall be ERECTED or installed except in compliance with the provisions of this Section and other applicable Sections of the Zoning Bylaw, as well as state and federal law. Such use shall not create a nuisance, which is discernible from other properties by virtue of noise, vibration, smoke, dust, odors, heat, glare and radiation, unsightliness or other nuisance as determined by the Special Permit/Site Plan Approval Granting Authority.

8.10.2.1 The construction and use of a COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION with 250 kW or larger of rated NAMEPLATE CAPACITY within the Industrial, Commercial District and Refuse Disposal District shall undergo site plan review by the Planning Board prior to construction, installation or modification as provided in this section.

8.10.2.2 Construction and use of a COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION with 250 kW or larger of rated NAMEPLATE CAPACITY in the Residential, Business and Recreation Conservation District shall be subject to Special Permit and Site Plan Approval from the Planning Board in accordance with the additional requirements specified herein.

8.10.2.3 This section also pertains to physical modifications that materially alter the type, configuration or size of these installations or related equipment throughout the useful life of the system or where alterations may impact abutters.

8.10.3 General Requirements

8.10.3.1 Lot Requirements - A COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION may be permitted on a lot, which contains an area of not less than three (3) acres.

8.10.3.2 Visual Impact - The visual impact of the COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION, including all accessory structures and appurtenances, shall be mitigated. All accessory structures and appurtenances shall be architecturally compatible with each other. Structures shall be shielded from view and/or joined and clustered to avoid adverse visual impacts as deemed necessary by and in the sole opinion of the Special Permit/Site Plan Approval Granting Authority. Methods such as the use of landscaping, natural features and opaque fencing shall be utilized.

8.10.3.3 Compliance with Laws, Ordinances and Regulations - The construction and operation of all COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS shall be consistent with all applicable local regulations and bylaws, and state and federal requirements, including but not limited to all applicable safety, construction, electrical, and communications requirements. All buildings and fixtures forming part of A SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION shall be constructed in accordance with the State Building Code.

8.10.3.4 Utility Notification - No COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION shall be constructed until evidence has been given to the Special Permit/Site Plan Approval Granting Authority that the utility company that operates the electrical grid where the installation is to be located has been informed of the solar photovoltaic installation owner or operator's intent to install an interconnected customer-owned generator. Proof of a mutual agreement with the utility company shall be provided to the Special Permit/Site Plan Approval Granting Authority. Off-grid systems shall be exempt from this requirement. If the COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION goes on grid, it shall comply with this requirement.

8.10.3.5 Maintenance - The COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION owner or operator shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Site access shall be maintained to a level acceptable to the local Fire Chief, Police Chief, Emergency Medical Services and Special Permit/Site Plan Approval Granting Authority. The owner or operator shall be responsible for the cost of maintaining the solar photovoltaic installation and any access road(s), unless accepted as a public way.

8.10.3.6 Emergency Services - The COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION owner or operator shall provide a copy of the project summary, electrical schematic, and site plan to the local Fire Chief. The owner or operator shall provide an emergency response plan. The emergency response plan is subject to the approval of the Special Permit/Site Plan Approval Granting Authority, the Fire Department and the Police Department, and shall include at a minimum, explicit instructions on all means of shutting down the COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION, which shall be clearly

- marked. The owner or operator shall identify a responsible person for public inquiries throughout the life of the installation.
- 8.10.3.7 Safety and Security – Safety and measures of security shall be subject to the approval of the Special Permit/Site Plan Approval Granting Authority, the Fire Department and the Police Department.
- 8.10.4 Design Standards
- 8.10.4.1 Lighting - Lighting of the COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION, including all accessory structures and appurtenances shall not be permitted unless required by the Special Permit/Site Plan Approval Granting Authority, Special Permit/Site Plan Approval Decision or required by the State Building Code. Where used, lighting shall comply with the requirements of Section 3.8.1.5 (exterior lighting) of the Zoning Bylaw.
- 8.10.4.2 Signs and Advertising - Section 6.3 (Signs) of the Zoning Bylaw does not apply to this Section. Signage for COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS shall be limited in size as determined by the Special Permit/Site Plan Approval Granting Authority.
- COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS shall not be used for displaying any advertising except for reasonable identification of the owner or operator of the COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION and emergency contact information.
- 8.10.4.3 Utility Connections - All utility connections from the COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS shall be underground unless specifically permitted otherwise by a Special Permit/Site Plan Approval Decision. Electrical transformers and inverters to enable utility interconnections may be above ground if required by the utility provider.
- 8.10.4.4 Land Clearing, Soil Erosion and Habitat Impacts - Clearing of natural vegetation shall be limited to what is necessary for the construction, operation and maintenance of the COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION or otherwise prescribed by applicable laws, regulations and bylaws.
- 8.10.4.5 Appurtenant Structures - All appurtenant structures to COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS shall be subject to all applicable bylaws and regulations concerning the bulk and height of structures, lot area, setbacks, open space, parking and building coverage requirements.
- 8.10.5 Modifications
All substantive material modifications to a COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION made after issuance of the Special Permit/Site Plan Approval Decision shall require modification to the Special Permit/Site Plan Approval Decision.

8.10.6 Abandonment and Removal

8.10.6.1 Abandonment - Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, the COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION shall be considered abandoned when it fails to operate for more than one year without the written consent of the Special Permit/Site Plan Approval Granting Authority. If the owner or operator of the COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION fails to remove the installation in accordance with the requirements of this section within 150 days of abandonment or the proposed date of decommissioning, the town may enter the property and physically remove the installation.

8.10.6.2 Removal Requirements - Any COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION, which has reached the end of its useful life or has been abandoned, shall be removed. The owner or operator shall physically remove the installation no more than 150 days after the date of discontinued operations. The owner or operator shall notify the Special Permit/Site Plan Approval Granting Authority by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of:

4. Physical removal of all COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION, structures, equipment, security barriers and transmission lines from the site.
5. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
6. Stabilization or re-vegetation of the site as necessary to minimize erosion. The Special Permit/Site Plan Approval Granting Authority may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

8.10.7 Financial Surety

Proponents of COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION projects shall provide a form of surety, either through escrow account, bond or otherwise, to cover the cost of removal in the event the town must remove the installation and remediate the landscape, in an amount and form determined to be reasonable by the Special Permit/Site Plan Approval Granting Authority, but in no event to exceed more than 150 percent of the cost of removal and compliance with the additional requirements set forth herein, as determined by the project proponent. The project proponent shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The amount shall include a mechanism for calculating increased removal costs due to inflation.

Before issuance of any building permits for the COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION, such construction and installation shall be secured in accordance with performance guarantee requirements of the Town of Stow Rules and Regulations Governing the Subdivision of Land to the extent applicable and/or the regulations adopted pursuant to the COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION Bylaw for this purpose.

8.10.8 Special Permit and Site Plan Approval Decisions

Special Permit and Site Plan Approval decisions shall conform to the requirements of this Section, section 9.2 and 9.3 of the Zoning Bylaw and other relevant Sections of the Zoning Bylaw.

All COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATION Special Permit and Site Plan Approval Decisions shall be valid for a twelve (12) month period unless renewed or extended by the Special Permit/Site Plan Approval Granting Authority following application made by the applicant. There is no limit to the number of renewals or extensions the special Permit/Site plan Approval Granting Authority may grant for a COMMERCIAL SOLAR PHOTOVOLTAIC RENEWALBE ENERGY INSTALLATION.

Recreation-Conservation District Uses

- 3.1.2 Uses permitted subject to special permit, granted by the Planning Board, provided that provisions for disposal of waste products is approved by the Board of Health and parking is provided as required in the parking section of this Bylaw:
 - 3.1.2.1 Restaurants, provided that their use is in connection with a permitted use, and provided that no such BUILDING be located within one hundred (100) feet of a district boundary line;
 - 3.1.2.2 Country Clubs or other MEMBERSHIP CLUBs;
 - 3.1.2.3 Commercial picnic areas and swimming areas;
 - 3.1.2.4 Day camps, overnight camps, and camp sites, where occupancy is limited to the period between May 15th and September 15th, provided that there is only one camp BUILDING or site for each 3500 square feet of grass area;
 - 3.1.2.5 Recreation, including golf courses, ski areas and tows, MARINAs and commercial boat landings, but not an amusement park.
 - 3.1.2.6 Golf carts, but no other motorized recreational vehicles are permitted.

3.1.2.7 COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONs

Residential District Uses

- 3.2.3 Uses Permitted, subject to special permit granted by the Planning Board:
 - 3.2.3.1 ACCESSORY APARTMENTs in a Residential District as permitted in Section 8.1;
 - 3.2.3.2 Duplex Residential Uses in a Residential District as permitted in Section 8.2;
 - 3.2.3.3 Cross-Country Ski Uses in the Residential District as permitted in Section 8.3;
 - 3.2.3.4 Golf Course Uses in the Residential District as permitted in Section 8.4; and
 - 3.2.3.5 Uses not otherwise permitted in the Residential District, if such uses preserve historic and/or culturally significant BUILDINGS and STRUCTURES, provided that the historic and/or cultural character of the site, and BUILDING or STRUCTURE, in the opinion of the Special Permit Granting Authority, is not significantly altered, and the Special Permit Granting Authority finds that such uses, with any necessary mitigation measures, are in harmony with the character and uses permitted in the Residential District. This Section shall not eliminate the requirements of Section 3.2.2.5, which shall remain intact as written.

3.2.3.6 COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS

Business District Uses

- 3.3.2 Uses Permitted, subject to special permit granted by the Planning Board:
 - 3.3.2.1 Retail stores or service establishments, the principal activity of which shall be the offering of goods or services at retail within the BUILDING;
 - 3.3.2.2 Business or professional offices, banks, U. S. Post Office;
 - 3.3.2.3 Salesrooms for automobiles, bicycles, boats, farm implements, and similar equipment, provided there is no outside display or storage;
 - 3.3.2.4 Restaurants or other places for serving food within the BUILDING. Specifically excluded is any establishment whose principal method of operation includes sale of food and beverages in paper, plastic or other disposable containers; and where consumption of foods and beverages on the premises outside the restaurant BUILDING or within parked motor vehicles on the premises is allowed and encouraged; or where food and beverages are served directly to the customer in a motor vehicle;
 - 3.3.2.5 Parking areas for use of employees, customers or visitors, subject to the requirements of the Parking Section of this Bylaw;
 - 3.3.2.6 ACCESSORY BUILDINGS and USES which are customary and incidental to the uses permitted;
 - 3.3.2.7 SIGNS as provided in the Sign Section of this Bylaw; and
 - 3.3.2.8 INDEPENDENT ADULT RESIDENCE.
 - 3.3.2.9 Uses not otherwise permitted in the Business District, if such uses preserve historic and/or culturally significant BUILDINGS and STRUCTURES, provided that the historic and/or cultural character of the site, and BUILDING or STRUCTURE, in the opinion of the Special Permit Granting Authority, is not significantly altered, and the Special Permit Granting Authority finds that such uses, with any necessary mitigation measures, are in harmony with the character and uses permitted in the Business District.

3.3.2.10 COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS

Commercial District Uses

- 3.5.1 Uses Permitted:
 - 3.5.1.1 Conservation areas, farming and horticulture, orchards, nurseries, forests and tree farms, display and sale, or offering for sale, of farm produce, all as permitted in the Recreation-Conservation District;
 - 3.5.1.2 CHILD CARE FACILITY; and
 - 3.5.1.3 Wireless Communication Facilities.

3.5.1.4 COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS

Industrial District Uses

- 3.6.1 Uses permitted:
 - 3.6.1.1 Conservation areas, farming and horticulture, orchards, nurseries, forests and tree farms, display and sale, or offering for sale, of farm produce, all as permitted in the Recreation-Conservation District;
 - 3.6.1.2 CHILD CARE FACILITY; and
 - 3.6.1.3 Wireless Communication Facilities

3.6.1.4 COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS

Refuse Disposal District Uses

3.7.3 Uses permitted subject to Site Plan Approval by the Planning Board:

3.7.3.1 COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS

3.10 Table of Principal Uses

- 3.10.1 Provisions Applicable to Table of Principal Uses - No land, STRUCTURE or BUILDING shall be used except for the purposes permitted in the district as set forth in this Bylaw and further indicated on the Table of Principal Uses. Each use set forth in the principal use column shall be subject to any conditions or limitations that are set forth in this Bylaw and in the Table of Principal Uses. If there is a discrepancy between the Table of Principal Uses and the text of this Bylaw, the provisions set forth in the text of this Bylaw shall take precedent.
 - 3.10.1.1 A use listed in the Table of Principal Uses is permitted in any district denoted by the letter "Y" and is not permitted in any district denoted by the letter "N". If denoted by the letters "SPA", "SPP" or "SPS", the use is permitted only if the designated Special Permit Granting Authority grants a special permit as provided herein and makes such specific findings as may be required by the Bylaw in respect of such use. For the purposes of the Table of Principal Uses, "SPA" shall mean a special permit authorized by the Board of Appeals; "SPP" shall mean a special permit authorized by the Planning Board; and "SPS" shall mean a special permit authorized by the Board of Selectmen.
 - 3.10.1.2 Site plan approval in accordance with Section 9.3 is required for a use where the letter "R" appears and is not required where the letters "NR" appear.
 - 3.10.1.3 A special permit is required for any increase in intensity of a site or use for which a special permit is required, except as to lawful pre-existing NON-CONFORMING USES.

| Principal Uses | Residential | Business | Compact Business | Industrial | Commercial | Recreation Conservation | FloodPlain Wetlands | Refuse Disposal | Site Plan Approval |
|--|-------------|------------|------------------|------------|------------|-------------------------|---------------------|-----------------|--------------------|
| Industrial Uses | | | | | | | | | |
| Manufacturing Enterprises | N | N | N | SPP | N | N | N | SPP | (3) |
| Research Laboratories W/Incidental Assembly or Manufacture | N | N | N | SPP(2) | N | N | N | SPP (2) | (3) |
| Sanitary Landfill | N | N | N | N | N | N | N | SPS | (3) |
| Refuse Transfer Station | N | N | N | N | N | N | N | SPS | (3) |
| Refuse Incinerator | N | N | N | N | N | N | N | SPS | (3) |
| <u>Commercial Solar Photovoltaic Energy Renewable Installation</u> | <u>SPP</u> | <u>SPP</u> | <u>N</u> | <u>Y</u> | <u>Y</u> | <u>SPP</u> | <u>N</u> | <u>Y</u> | <u>(3)</u> |

(3) All uses requiring a Special Permit are subject to Site Plan Approval requirements as part of the special permit process.

And you are directed to serve this warrant by posting copies attested by you calling same at the Town Building and at each of at least seven (7) other public places at least fourteen (14) days before the time of holding said meeting.

Hereof, fail not and make due return of the warrant with your doings thereon to the Town Clerk or Selectmen on or before the time of said meeting.

Given under our hands this 11th day of October in the year 2011.

BOARD OF SELECTMEN

James H. Salvie, Chairman
 Gary M. Bernklow
 Charles Kern, Clerk
 Thomas E. Ryan, III
 Laura Y. Spear

STOW EMERGENCY ASSISTANCE FORM

This is a survey being used town wide in order to keep a record of Stow residents who may need special assistance in the event of an emergency. Being prepared, before an emergency strikes, is the best way to protect yourself and assist emergency responders.

Fill out for each family member. Use other side or additional paper to list all household members that may need help.

| | |
|-------------------|------------|
| Name | D.O.B. |
| Street | Telephone |
| Emergency Contact | EC Phone # |
| Primary Doctor | Dr. Phone# |
| Pharmacy | RX Phone# |

This information is to be used only for Stow’s emergency and disaster planning. It may be shared with local emergency planning, police and fire departments.

Check all that apply to you.

- I do not have a completed File of Life on my refrigerator.
- My house is hard to find or I do not have # on my house or mailbox.
- I would need help if power went out for more than a day.
- I do not have an emergency kit prepared (flashlight, radio, 3 days of food, water & medicine).
- I do not have an emergency plan for my pet.
- I do not know how to shelter in place (in my home).
- I could not drive to a shelter.
- I would need help leaving my home.
- I would not be willing to leave my home.
- I would stay with family or friends if needed.
- I can’t order RX unless I’m nearly out of my current supply.
- I give my permission to be contacted for further information.

List special needs. Be specific and explain how you will need help (blindness, hearing loss, physical limitations, confusion, etc).

List any medical equipment required. (oxygen, wheelchair, walker, insulin, wound care, IV therapy, dialysis, nebulizer, etc).

Please return this form to Stow Fire Dept., 16 Crescent Street, Stow, MA 01775