



TOWN OF DIGHTON
Zoning Board of Appeals
Special Meeting

November 14, 2015 537 Hart Street Site Visit

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BY

2015 NOV 19 PM 4:18

RECEIVED

Present: Vice Chairman Kenneth Pacheco, Robert Adams Sr. Greg Logan, Brett Zografos & Building Commissioner James Aguiar

Absent: Chairman Peter Caron & Zachary Caron

Vice Chairman Kenneth Pacheco called the meeting to order at 8:13 AM. He explained that one of the voting members Chairman Peter Caron was unable to attend.

Motion Kenneth Pacheco second Greg Logan to replace Peter Caron with Robert Adams Sr.

All in Favor

Aye

Kenneth Pacheco asked the applicant to take the Board to the proposed location for the photovoltaic array so the Board could view the landscape and how the neighbors might be affected by this solar installation. The home owner showed the Board his boundary lines. The Board discussed the location of the neighbor's house and it was noted that the roof of Mrs. Enfield's house was just barely visible through the woods. The natural vegetation was dense between the applicant's proposed location for the solar array and the closest neighbor. The

location for the proposed arborvitae plantings were marked by red stakes and was noted by the Board. The Board also noted the applicant's roof line made it so that it would not be feasible for roof mounted solar panels.

Motion Kenneth Pacheco second Robert Adams Sr. to adjourn the meeting at 8:20

Motion Robert Adams Sr. second Kenneth Pacheco to reopen the meeting.

All in Favor

Aye

Jeff Medeiros, solar installer asked the Board how the hearing process would proceed after this visit. Kenneth Pacheco explained how the voting, drafting of the decision and the appeals process worked. Jeff asked the Board if approved, when they could start construction. He explained that if they were able to install the array before December 31, 2015 it would be eligible for a 30% tax credit.

The Building Commissioner asked what was needed to get the tax credit, a building permit. The system needs to be ready to throw a switch for the Federal Income Tax Credit.

The Building Commissioner stated that in rare circumstances he has accepted a written notarized affidavit and allowed an applicant to move forward under their own duress. He will issue the building permit after the decision has been signed and recorded which he emphasized the recording of the decision was the applicant's responsibility. This is a legal binding agreement it is forever. I will need a copy of the recorded decision once you get it back from the Registry of Deeds. Please remember this will be under your own duress and if an appeal is filed a

cease and desist will be ordered. If there were any abutters at the meeting who were opposed to this project this would not be an option.

Motion Kenneth Pacheco second Robert Adams Sr. to close the public input.

All in Favor

Aye

Motion Kenneth Pacheco second Robert Adams Sr. to continue the hearing until Wednesday November 18, 2015.

All in Favor

Aye

Motion Kenneth Pacheco second Robert Adams Sr. to adjourn the meeting at 8:45 AM.

All in Favor

Aye