

# Town of Lunenburg



## BULLETIN

**NOTICE IS HEREBY GIVEN** that at the Special Town Meeting of the inhabitants of the Town of Lunenburg that convened on November 14, 2023, the Zoning (Protective) By-laws of the Town of Lunenburg were amended as follows:

**ARTICLE 15. VOTED** (Yes 62, No 6 needed 45 for 2/3rds majority) to amend the Code of Lunenburg, Sections 250-4.5 and 250-4.6, which are Sections of the Protective Bylaw entitled "Commercial District" and "Office Park/Industrial District," respectively, by adding thereto new Sections 250-4.5A(6) and 250-4.6A(4), respectively, with the following further amendment: adding a new sentence to the end of Subsection (e), stating "In granting the special permit, the Planning Board may approve a higher height where the Board determines such height is needed for emergency vehicle or snow removal services for the subject site." both as follows:

**Solar Parking Canopy:** a special application of a ground-mounted solar energy system that is installed on top of a functional parking surface that maintains the function of the area beneath the canopy.

A Solar Parking Canopy may be allowed by Special Permit from the Planning Board in the Commercial and Office/Industrial Park Districts. In approving a Special Permit the Planning Board must find the following:

1. Equipment associated with the solar canopy system is adequately screened from the parking area and neighboring properties. Required screening must be met using natural planted materials in conjunction with a secure fence.
2. Security lighting for parking areas is in place and adequate.
3. The installation of the solar canopy system does not reduce the number of parking spaces below the minimum required for the uses present or intended.
4. A minimum of five percent (5%) of parking spaces in the parking lot will have universal charging facilities for EVs. Brand specific charging facilities are allowed only when they are in addition to the minimum number of universal chargers. A minimum of ten percent (10%) of each type of EV charging spaces must be accessible and comply with the Massachusetts Architectural Access Board Regulations (521 CMR).
5. The maximum height for solar canopies is twenty feet (20').



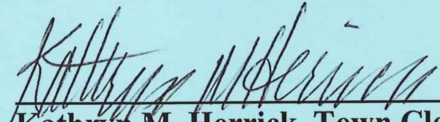
6. Solar canopies and all appurtenant structures to a solar canopy system shall meet the requirements of the Zoning Bylaw concerning setbacks and other dimensional requirements.
7. All appurtenant structures, including but not limited to equipment shelters, storage facilities, transformers, and substations, must be architecturally compatible with each other and the existing building(s) on-site.
8. The installation of the racking system for the solar canopy system considers and provides provisions for changes in grade and how drainage is addressed to prevent flooding and icing below the canopy system.
9. The applicant will provide a form of surety, either through an 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 development plan review authority, but in no event to exceed more than 125% of the cost of removal and compliance with the additional requirements set forth herein, as determined by the project proponent. Such surety will not be required for municipally or state-owned facilities. The project owner/operator 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 cost due to inflation.

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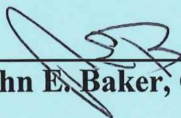
**The foregoing amendment was approved by the Attorney General of Massachusetts on April 24, 2024, such approval having been received by the Town Clerk on April 24, 2024.**

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**Claims of invalidity by reason of any defect in procedure of adoption or amendment may only be made within 90 days of this posting. Copies of these by-laws may be examined and obtained at the Town Clerk's office.**

  
 Kathryn M. Herrick, Town Clerk

**I have this day posted copies of this bulletin in five (5) places in the Town of Lunenburg.**

  
 John E. Baker, Constable

APR 30 2024  
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 Date