THE ANNUAL TOWN MEETING WILL BE HELD AT THE FIRE STATION #2, 207 SANDISFIELD ROAD, ROUTE 57. THE ANNUAL TOWN ELECTION WILL BE HELD AT THE OLD TOWN HALL, 3 SILVERBROOK ROAD.

WARRANT FOR THE ANNUAL TOWN MEETING
May 12, 2018

Commonwealth of Massachusetts, Berkshire, ss.
To the Constable of the Town of Sandisfield

Greetings:

In the name of the Commonwealth of Massachusetts, you are required to notify and warn the inhabitants of said town, qualified to vote in elections and town affairs, to meet at the **Fire Station #2, 207 Sandisfield Rd., Route 57,** Saturday, May 12, 2018 at 10:00 am for the transaction of town business and on Monday, May 14, 2018 at THE OLD TOWN HALL, 3 SILVERBROOK ROAD from 10:00 am until 8:00 pm for the annual town election.

Article 1. To see if the Town will vote to accept the reports of the Town Officers.

Article 2: To see if the Town will vote to raise and appropriate, or otherwise transfer from available funds for General Government Administration purposes the following sums, or any other sum(s) for the following Fiscal Year 2019 expenses/accounts, or take any other action thereon.

ACCOUNT	FY18 APPROP	FY19 REQUEST	INCR/(DECR)
BERK. REG. PLAN. COMMISS.	$ 694.00	$711.26	$ 17.26
FEDERAL CENSUS WORKERS SALARIES	$ 2,500.00	$2,500.00	$ -
LEGAL SERVICES	$ 48,892.00	$12,500.00	$ (36,392.00)
MODERATOR EXPENSE	$ 150.00	$1.00	$ (149.00)
MODERATOR SALARY	$ 150.00	$150.00	$ -
SELECT BOARD EXPENSES	$ 8,255.00	$6,805.00	$ (1,450.00)
SELECT BOARD SALARIES	$ 52,588.56	$53,399.56	$ 811.00
TECHNOLOGY EXPENSE	$ 25,943.13	$30,528.00	$ 4,584.87
TECHNOLOGY SALARY	$ 2,700.00	$2,754.00	$ 54.00
TOWN ADMINISTRATOR EXPENSES	$ 2,000.00	$2,815.00	$ 815.00
TOWN ADMINISTRATOR SALARY	$ 79,199.20	$75,912.00	$ (3,287.20)
TOWN CLERK EXPENSES	$ 10,129.00	$8,444.00	$ (1,685.00)
TOWN CLERK SALARIES	$ 18,186.00	$27,315.00	$ 9,129.00
	$ 251,386.89	**$223,834.82**	**$ (27,552.07)**

Select Board Vote: unanimous
Finance Committee unanimous

Article 3: To see if the Town will vote to raise and appropriate, or otherwise transfer from available funds, for General Government Finance purposes the following sums, or any other sum(s) for the following Fiscal Year 2019 expenses/accounts, or take any other action thereon.

ACCOUNT	FY18 APPROP	FY19 REQUEST	INCR/(DECR)
ASSESSOR EXPENSE	$ 3,425.00	$3,425.00	$ -
ASSESSOR SALARIES	$ 42,638.00	$48,935.39	$ 6,297.39
ASSESSOR TRI RECERT.	$ 8,000.00	$8,000.00	$ -
AUDIT	$ 3,500.00	$3,500.00	$ -
FINANCE COMMITTEE EXPENSE	$ 350.00	$325.00	$ (25.00)
FINANCE COMMITTEE SALARY	$ 1,500.00	$1,500.00	$ -
RESERVE FUND	$ 12,600.00	$15,000.00	$ 2,400.00
TOWN ACCOUNTANT EXPENSE	$ 9,000.00	$9,000.00	$ -
TOWN ACCOUNTANT SALARIES	$ 18,284.00	$18,628.00	$ 344.00
TREASURER / TAX COLLECTOR SALARY	$ 46,875.00	$43,236.74	$ (3,638.26)
TREASURER/TAX COLLECTOR EXPENSE	$ 3,712.00	$4,112.00	$ 400.00
TREASURER'S TAX LIEN	$ 15,000.00	$0.00	$ (15,000.00)
	$ 164,884.00	**$155,662.13**	**$ (9,221.87)**

Select Board Vote: unanimous except for Assessor Expense, Salaries and Tri Recert vote is 1-1
Finance Committee Vote: unanimous

Article 4: To see if the Town will vote to raise and appropriate, or otherwise transfer from available funds for Employee Benefits and Insurance the following sums, or any other sum(s) for the following Fiscal Year 2019 expenses/accounts, or take any other action thereon.

ACCOUNT	FY18 APPROP	FY19 REQUEST	INCR/(DECR)
BERKSHIRE COUNTY RETIRE.	$ 80,030.00	$75,190.00	$ (4,840.00)
INSURANCE AND BONDS	$ 58,016.00	$58,016.00	$ -
TOWN SHARE MEDICARE	$ 8,000.00	$9,000.00	$ 1,000.00
UNEMPLOYMENT INSURANCE	$ 2,500.00	$6,400.00	$ 3,900.00
	$ 148,546.00	**$148,606.00**	**$ 60.00**

Select Board Vote: unanimous
Finance Committee unanimous

Article 5: To see if the Town will vote to raise and appropriate, or otherwise transfer from available funds for the Highway Department the following sums, or any other sum(s) for the following Fiscal Year 2019 expenses/accounts, or take any other action thereon.

ACCOUNT	FY18 APPROP	FY19 REQUEST	INCR/(DECR)
HIGHWAY CONSERVATION CONSULTANT FEE	$ 10,000.00	$10,000.00	$ -
HIGHWAY MACHINERY MAINT. SALARIES	$ 9,110.00	$5,000.00	$ (4,110.00)
HIGHWAY MACHINERY MAINTENANCE EXPENS	$ 85,000.00	$80,000.00	$ (5,000.00)
HIGHWAY MOWING/CEM MAINT	$ 8,500.00	$8,500.00	$ -
HIGHWAY SNOW/ICE REMOVAL	$ 141,000.00	$141,000.00	$ -
HIGHWAY SNOW/ICE SALARIES	$ 34,000.00	$34,000.00	$ -
HIGHWAY TREE ACCOUNT	$ 10,000.00	$10,000.00	$ -
HIGHWAY/BRIDGES SALARIES	$ 258,038.24	$298,926.64	$ 40,888.40
HIGHWAYS/BRIDGES EXPENSES	$ 63,800.00	$58,420.00	$ (5,380.00)
	$ 619,448.24	**$645,846.64**	**$ 26,398.40**

Select Board Vote: unanimous
Finance Committee Vote: unanimous except for Highway/Cemetery vote is 3 with one abstention.

Article 6. To see if the Town will vote to accept and spend any monies for Chapter 90 projects approved by the Mass Highway Department for Fiscal Year 2019, or take any other action thereon.

Article 7: To see if the Town will vote to raise and appropriate, or otherwise transfer from available funds for Public Safety purposes the following sums, or any other sum(s) for the following Fiscal 2019 expenses/accounts, or take any other action thereon.

ACCOUNT	FY18 APPROP	FY19 REQUEST	INCR/(DECR)
BC SHERIFF CONTROL (911)	$ 9,542.00	$9,827.76	$ 285.76
EMERGENCY MAN REVOLVING	$ 2,800.00	$2,800.00	$ -
SO.BERK.REG.EMER.PLAN.COMM.	$ 500.00	$500.00	$ -
FIRE AMBULANCE EQUIP	$ 20,900.00	$21,318.00	$ 418.00
FIRE AMBULANCE TRAINING	$ 4,000.00	$4,000.00	$ -
FIRE DEPT. SALARIES	$ 12,468.00	$12,000.00	$ (468.00)
FIRE DEPT/AMBUL. MAINT.	$ 30,182.00	$30,785.00	$ 603.00
FIRE HOUSE RENTAL/LEGION	$ 3,315.00	$3,500.00	$ 185.00
FIRE HOUSE RENTAL/ROUTE57	$ 5,610.00	$6,000.00	$ 390.00
FIRE/EMS COMPENSATION	$ 32,391.00	$32,931.00	$ 540.00
POLICE DEPARTMENT EXPENSES	$ 13,650.00	$14,025.00	$ 375.00
POLICE DEPARTMENT SALARIES	$ 45,463.00	$57,521.32	$ 12,058.32
STREET LIGHTING	$ 4,285.00	$3,785.00	$ (500.00)
	$ 185,106.00	**$198,993.08**	**$ 13,887.08**

Select Board Vote: unanimous
Finance Committee Vote: unanimous

Article 8: To see if the Town will vote to appropriate $7,000 for the ALSS Intercept Service and to meet that appropriation transfer $3,800 from Free Cash and raise $3,200 or any other sum for Fiscal Year 2019.

Select Board Vote: unanimous
Finance Committee Vote: unanimous

Article 9: To see if the Town will vote to raise and appropriate, or otherwise transfer from available funds for Community Benefits purposes the following sums, or any other sum(s) for the following Fiscal Year 2019, expenses/accounts, or take any other action thereon.

ACCOUNT	FY18 APPROP	FY19 REQUEST	INCR/(DECR)
BRIEN MENTAL HEALTH	$ 450.00	$450.00	$ -
COMMUNITY HEALTH PROGRAM (CHP)	$ 1,000.00	$1,000.00	$ -
ELDERLY TRANSPORTATION	$ 2,466.00	$4,834.00	$ 2,368.00
MEMORIAL DAY PARADE	$ 2,000.00	$2,000.00	$ -
PORCHLIGHT VNA	$ 3,087.00	$3,180.00	$ 93.00
VETERAN'S BENEFITS	$ 43,500.00	$39,600.00	$ (3,900.00)
VETERAN'S SERVICE DISTRCT	$ 3,748.00	$3,811.76	$ 63.76
	$ 56,251.00	**$54,875.76**	**$ (1,375.24)**

Select Board Vote: unanimous
Finance Committee Vote: unanimous

Article 10: To see if the Town will vote to raise and appropriate, or otherwise transfer from available funds for Health and Sanitation purposes the following sums, or any other sum(s) for the following Fiscal Year 2019 expenses/accounts, or take any other action thereon.

ACCOUNT	FY18 APPROP	FY19 REQUEST	INCR/(DECR)
ANIMAL CONTROL /DOG OFFICER SALARIES	$ 1,800.00	$1,800.00	$ -
ANIMAL CONTROL/DOG OFFICER EXPENSES	$ 1,500.00	$1,000.00	$ (500.00)
BOARD OF HEALTH	$ 1,100.00	$1,000.00	$ (100.00)
BOARD OF HEALTH SALARIES	$ 1,900.00	$1,000.00	$ (900.00)
INSPECTOR ANIMALS SALARY	$ 500.00	$500.00	$ -
SOLID WASTE DISPOSAL	$ 60,000.00	$60,000.00	$ -
	$ 66,800.00	**$65,300.00**	**$ (1,500.00)**

Select Board Vote: unanimous
Finance Committee Vote: unanimous

Article 11: To see if the Town will vote to raise and appropriate, or otherwise transfer from available funds for Educational purposes the following sums, or any other sum(s) for the following Fiscal Year 2019 expenses/accounts, or take any other action thereon.

ACCOUNT	FY18 APPROP	FY19 REQUEST	INCR/(DECR)
SCHOOL COMM. MEMBERS SALARIES	$ 1,300.00	$1,300.00	$ -
SCHOOL OPERATIONS	$1,408,361.00	$1,443,802.43	$ 35,441.43
	$1,409,661.00	**$1,445,102.43**	**$ 35,441.43**

Select Board Vote: unanimous
Finance Committee Vote: unanimous

Article 12: To see if the Town will vote to appropriate for the Library Account $15,739.63 or any other sum for Fiscal Year 2019: $11,643.63, or any other sum, for salaries and $4,096.00, or any other sum, for expenses which include, but are not limited to the Mass Catalog System and e-books and to meet that appropriation to raise $13,818.42 and transfer $1,921.21 from the Library Incentive Grant, from the Municipal Equalization Grant and from the Non-Resident Grant.
Select Board Vote: unanimous
Finance Committee Vote: unanimous

Article 13: To see if the Town will vote to raise and appropriate, or otherwise transfer from available funds for Boards and Committees the following sums, or any other sum(s) for the following Fiscal Year 2019 expenses/accounts, or take any other action thereon.

CEMETERY COMMITTEE	$ 5,000.00	$5,000.00	$ -
CONSERVATION COMM SALARY	$ 1,700.00	$1,734.00	$ 34.00
CONSERVATION COMMITTEE	$ 1,000.00	$1,020.00	$ 20.00
COUNCIL ON AGING	$ 3,150.00	$3,150.00	$ -
CULTURAL COUNCIL/TOWN	$ 250.00	$250.00	$ -
HISTORICAL COMMITTEE	$ 250.00	$1.00	$ (249.00)
PLANNING BOARD	$ 1,000.00	$1,000.00	$ -
PLANNING BOARD SALARIES	$ 1,519.00	$1,550.00	$ 31.00
RECREATION COMMITTEE	$ 6,000.00	$4,500.00	$ (1,500.00)
ZONING BOARD EXPENSES	$ 1.00	$ 1.00	$ -
ZONING BOARD SALARIES	$ 1.00	$ 1.00	$ -
	$ 19,871.00	**$ 18,207.00**	**$ (1,664.00)**

Select Board Vote: unanimous
Finance Committee Vote: unanimous except for Cemetery Committee, vote is 2-1

Article 14: To see if the Town will vote to raise and appropriate, or otherwise transfer from available funds for General Government Buildings and Operations and Maintenance the following sums, or any other sum(s) for the following Fiscal Year 2019 expenses/accounts, or take any other action thereon.

ACCOUNT	FY18 APPROP	FY19 REQUEST	INCR/(DECR)
CUST TWN BLDGS SALARIES	$ 12,121.00	$12,367.00	$ 246.00
OPER, MAINT. & REPAIR ALL TOWN BUILDINGS & PROP	$ 79,000.00	$62,750.00	$ (16,250.00)
OPER/MAINT SALARIES	$ 500.00	$1,000.00	$ 500.00
VEHICLE FUEL ACCOUNT	$ 48,960.00	$40,700.00	$ (8,260.00)
	$ 140,581.00	**$116,817.00**	**$ (23,764.00)**

Select Board Vote: unanimous
Finance Committee Vote: unanimous

Article 15**:** To see if the Town will vote to raise and appropriate $88,590.00, or any other sum, to transfer to the Stabilization Trust Fund for Fiscal Year 2019.

ACCOUNT	FY18 APPROP	FY19 REQUEST	INCR/(DECR)
STABILIZATION TRUST FUND	$ 57,290.00	$88,590.00	$ 31,300.00
	$ 57,290.00	**$88,590.00**	**$ 31,300.00**

Select Board Vote: unanimous
Finance Committee Vote: unanimous

Article 16: To see if the Town will vote to establish a Stabilization Fund in accordance with Massachusetts General Law (MGL) chapter 40, section 5B, as most recently amended, for the purpose of Cemetery Care and Maintenance and other interests, or take any other action thereon.
(requires a 2/3 vote)
Select Board Vote: unanimous
Finance Committee Vote: unanimous

Article 17: To see if the Town will vote to transfer $10,000.00, or any other sum(s), from Free Cash to the newly created Cemetery Care and Maintenance Stabilization Fund, or take any other action thereon.
Select Board Vote: unanimous
Finance Committee Vote: unanimous

Article 18: To see if the Town will vote to transfer $13,816.00 or any other sum(s) from the Town Stabilization Fund to the Yanner Park Stabilization Fund, or take any other action thereon.
(requires a 2/3 vote)
Select Board Vote: unanimous
Finance Committee Vote: unanimous

Article 19: To see if the Town will vote to transfer $36,000 from the Free Cash to the Yanner Park Stabilization Fund, or take any other action thereon.
Select Board vote: unanimous
Finance Committee Vote: unanimous

Article 20: To see if the Town will vote to transfer $72,534.51 from Free Cash to the Capital Improvement Stabilization Fund or take any other action.
Select Board Vote: unanimous
Finance Committee Vote: unanimous

Article 21: To see if the Town will vote to repeal the vote taken under Article 30 of the 2017 Annual Town Meeting regarding the establishment of a Stabilization Fund in accordance with M.G.L. Chapter 71, section 16G ½, as recently amended, for the Farmington River Regional School District operating and capital expenses, or take any other action thereon.
Select Board Vote: unanimous
Finance Committee Vote: unanimous

Article 22. To see if the Town will vote to establish a Stabilization Fund for the Farmington River Regional School District in accordance with M.G.L. Chapter 71, Section 16G 1/2 , as recently amended, for the purpose of funding capital maintenance expenditures for the Farmington River Regional School. The Treasurer of the Regional School District shall be the custodian of such funds; or take any other action thereon.
Select Board Vote: unanimous
Finance Committee Vote: unanimous

Article 23: To see if the Town will vote to fix the salary of all elective officers of the Town as provided by Section 108 of Chapter 41, and Section 108A of Chapter 41, General Laws as amended for Fiscal Year 2019 as follows:

Moderator…….	$ 150.00	per year
Town Clerk……..	7,201.00	per year
Selectmen……	4,000.00	per year
Assessors…….	2,294.00	per year
School Committee Chairman……..	500.00	per year
School Committee Member…….	400.00	per year
Library Trustee…….	25.00	per year
Constables……	15.30	per hour

Article 24: To see if the Town will vote pursuant to the provisions of M.G.L.C. 44, section 53 E ½ to amend the Fiscal Year 2019 spending limits for such certain revolving funds as follows:

a.	Board of Health -Town Sanitary Inspector	$ 7,500
b.	Building Dept.- Town Plumbing Inspector	2,500
c.	Building Dept.- Town Building Inspector	4,500
d.	Building Dept.- Town Wiring Inspector	2,500
e.	Building Dept.- Town Gas Inspector	2,500
f.	Dog Licensing Fees – Town Clerk	2,500
g.	Transfer Station Sticker – Bd. Of Selectmen	25,000
h.	Legal Ad Fees – Town Accountant	2,000

or to take any other action thereon.

Article 25: To see if the Town will vote to accept the provisions of Massachusetts General Laws Chapter 41, section 97A which provides that in towns which accept this section there shall be a police department established by the selectmen, and such department shall be under the supervision of an officer to be known as the chief of police. The selectmen of any such town shall appoint a chief of police and such other officers as they deem necessary, and fix their compensation, not exceeding, in the aggregate, the annual appropriation therefor, in any such town in which such appointments are not subject to chapter thirty-one, they shall be made annually or for a term of years not exceeding three years, as the selectmen shall determine, and the selectmen may remove such chief or other officers for cause at any time after a hearing. The chief of police in any such town shall from time to time make suitable regulations governing the police department, and the officers thereof, subject to the

approval of the selectmen; provided that such regulations shall become effective without such approval upon the failure of the selectmen to take action thereon within thirty days after they have been submitted to them by the chief of police. The chief of police in any such town shall be in immediate control of all town property used by the department, and of the police officers, whom he shall assign to their respective duties and who shall obey his orders.

Article 26: To see if the Town will vote to amend Chapter IX of the Town's By-Laws (Zoning), to create a new Sections, Section 8-H. entitled, Solar Photovoltaic Installations:, the full text of which reads as follows, or take any other action thereon:

Town of Sandisfield Solar Photovoltaic Installations Zoning Bylaw

A. Purpose

The purpose of this bylaw is to provide a permitting process for solar photovoltaic installations so that they may be utilized in a cost-effective, efficient, and timely manner to increase the use of distributed generation; to integrate these installations into the community in a manner that minimizes their impacts on the character of neighborhoods, on property values, and on the scenic, historic, and environmental resources of the Town; and to protect health and safety, while allowing solar photovoltaic technologies to be utilized. This bylaw is intended to be consistent with Massachusetts General Law Chapter 40A Section 3 in that it does not prohibit or unreasonably regulate the installation of solar energy systems or the building of structures that facilitate the collection of solar energy, except where necessary to protect public health, safety and welfare.

B. Applicability

This section applies to solar photovoltaic installations proposed to be constructed after the effective date of this bylaw. This section also applies to material modifications that alter the type, number configuration or size of the solar voltaic installation.

C. Definitions

1. Small Scale Solar Photovoltaic Installation: Any size roof-mounted or building-mounted solar photovoltaic installation or ground-mounted photovoltaic installation that occupies less than 1/8 acre of a lot and the electricity generated is used primarily for on-site consumption.
2. Large Scale Ground-Mounted Solar Photovoltaic Installation (LGSP): A solar photovoltaic facility that is structurally mounted on the ground, occupies more than 1/8 acre of land, and the generated electricity is used primarily for off-site consumption.
3. Solar Photovoltaic Facility: A device, structure, or structural design feature, a substantial purpose of which is to provide for the collection, storage and distribution of solar energy for space heating or cooling, generation of electricity, or water heating. This includes appurtenant equipment for the

collection, storage and distribution of electricity to buildings or to the electric grid.

D. Small Scale Solar Photovoltaic Installation

1. A small scale photovoltaic installation may be allowed as a primary use or an accessory use.
2. A small scale photovoltaic installation may be constructed or materially modified after the issuance of a building permit by the building inspector.
3. A small scale photovoltaic installation proposed to be mounted on a building or rooftop may protrude no greater than five feet above the highest point of the roof.
4. A small scale photovoltaic installation proposed to be ground-mounted may not exceed a height of fifteen feet and must be 50 feet from any property line.
5. A small scale photovoltaic installation shall be removed by the owner within one-year of discontinued use.

E. Large Scale Solar Photovoltaic Installation

1. Use Regulations

Large scale photovoltaic installations may only be constructed or materially modified after the issuance of a special permit from the Board of Selectmen in accordance with this section and the section on “Special Permits”.

2. The construction, maintenance, operation, modification and removal of the large scale solar photovoltaic installation shall comply with all applicable local, state, and federal requirements.

3. The applicant shall demonstrate legal control over the proposed site sufficient to allow for the construction and operation of the large scale solar photovoltaic installation.

4. The applicant shall demonstrate that it has received conditional approval to connect the large scale solar photovoltaic installation to the electric grid from the utility provider. Off-grid installations are exempt from this requirement.

5. The owner/operator of the large scale solar photovoltaic installation shall maintain the large scale solar photovoltaic installation and the site in good condition. This includes, but not limited to the maintenance of access roads, stormwater control measures, security measures, and vegetation screening.

6. Prior to construction, applicants seeking to construct a large scale solar photovoltaic installation shall provide a form of surety to cover the cost of removal and restoration of the site in the event the site is abandoned. The amount and form of surety shall be determined by the Board of Selectmen, but in no event shall the amount exceed one-hundred twenty-five (125%) percent of the cost of removal. Applicants shall submit a fully inclusive cost estimate, which accounts for inflation, of the costs associated with the removal of the large scale solar photovoltaic installation prepared by a qualified engineer. Said cost estimate

shall be reviewed by the applicant, or their successor, every 5 years from the date of the final installation and adjusted as necessary. This updated cost estimate shall be transmitted to the Board of Selectmen.

7. Design Guidelines.

a) Height. Large scale solar photovoltaic installations shall not exceed fifteen feet (15') in height.
b) Setbacks. Large scale solar photovoltaic installations shall at least 50' from any property line.
c) Lighting. No lighting of the solar photovoltaic installation is permitted, except for manually operated emergency lights for use only when operating personnel are on site.
d) Screening. The large scale solar photovoltaic installations shall be screened year round with dense native vegetation from all adjoining properties and public and private ways.
e) Vegetation Clearing. The clearing of vegetation shall be limited to that which is necessary for the construction, operation, maintenance, modification and removal of the large scale solar photovoltaic installation.
f) Habitat Fragmentation. All large scale solar photovoltaic installations shall to the fullest extent practicable be clustered and located in or adjacent to areas of the site where the land has already been cleared to avoid habitat fragmentation.
g) Security Measures. Large scale solar photovoltaic installations shall be secured with a seven (7) foot high fence constructed to prevent unauthorized persons from accessing the large scale solar photovoltaic installation.
h) Signs. The owner/operator shall install signs at the large scale solar photovoltaic installation as determined by the Board of Selectmen. in order to protect public safety.
i) Emergency Access. Large scale solar photovoltaic installations and access roads shall be constructed and maintained to allow for safe access by emergency vehicles.
j) Emergency Response Plan. Upon the request of the fire chief or police chief, the owner/operator of the large scale solar photovoltaic installation shall cooperate with all local public safety officials to develop and occasionally update an emergency response plan.
k) Underground Utilities. All on-site utilities shall be located underground except where the utilities connect into the electric grid at the property boundary.

8. Filing Requirements. Applicants seeking to construct or modify a large scale solar photovoltaic installation shall submit seven (7) copies of the following information to the Planning Board. All maps to be submitted must be drawn at appropriate scales and be signed by a registered professional engineer or licensed surveyor. The Board of Selectmen may, in its discretion, waive any of the filing requirements.

a) Contact Information. Provide the applicant's and property owner's name, address, phone number, email address, and signature.

b) Site Identification. Provide the address and the map, lot and block number of the proposed site.

c) Site Plans. Provide site plans showing the following information:

(1) Property lines of the proposed site.

(2) Elevation contour lines at two-foot vertical intervals.

(3) Outlines of all existing and proposed buildings and structures on the proposed site, including distances from the proposed large scale solar photovoltaic installation.

(4) Existing and proposed access roads, driveways, public ways, private ways, and recreational trails on the proposed site.

(5) Detailed layout of the proposed large scale solar photovoltaic installation, including but not limited to panel mounts, foundations, appurtenant equipment and fencing.

(6) Detailed layout of the electric infrastructure to connect the large scale solar photovoltaic installation to the electric grid or net metering equipment.

(7) Delineation of all wetland resources and associated buffer areas.

(8) Locations of rare threatened or endangered species existing on the site.

(9) Proposed changes to the site, including grading, cut and fill, landscaping, native vegetation for screening and vegetation to be removed or altered.

(10) Engineering controls at the site and on the access road to control erosion and sedimentation both during construction and after construction as a permanent measure. Such engineering controls shall conform to the Massachusetts Department of Environmental Protection's Stormwater Policy.

d) Technical Information. Provide the following information:

(1) Blueprints or drawings of the large scale solar photovoltaic installation signed by a professional engineer licensed to practice in the Commonwealth of Massachusetts showing the proposed layout of the installation and any potential shading from nearby trees or structures.

(2) One or three line electrical diagram detailing the solar photovoltaic installation, appurtenant equipment and electrical interconnection methods with all National Electric Code compliant devices.

(3) Documentation of the major large scale solar photovoltaic installation components to be used, including but not limited to solar photovoltaic panels, panel mounts and inverter.

9. Technical Review. Upon receipt of an application for a large scale solar photovoltaic installation, the Board of Selectmen may engage professional and technical consultants, at the applicant's expense, pursuant to M.G.L. Chapter 44 § 53G to assist the Board of Selectmen with its review of application materials. The Board of Selectmen may direct the applicant to deposit funds with the Board of Selectmen for such review at the time the application is accepted and to add additional funds as needed upon notice. Failure to comply with this section shall be good grounds for denying the special permit application. Upon the approval or denial of the application, any excess amounts in the account attributable to the application process, including any interest accrued shall be refunded to the applicant.

10. Abandonment & Removal.

a) A large scale solar photovoltaic installation shall be deemed abandoned when the large scale solar photovoltaic installation has not been in operation for a period of twelve (12) months.

b) After twelve (12) months of non-operation, the Building Inspector shall provide written notification to the owner/operator that such large scale solar photovoltaic installation is presumed to be abandoned. The owner/operator has thirty (30) days to rebut the presumption of abandonment by submitting evidence to the Building Inspector that the large scale solar photovoltaic installation has been in operation during the relevant twelve (12) month period.

c) If the owner/operator does not respond within the thirty (30) day appeal period or does not submit evidence that, in the discretion of the Building Inspector, proves that the large scale solar photovoltaic installation has been in operation for the relevant twelve (12) month period, then the large scale solar photovoltaic installation shall be deemed abandoned. The Building Inspector shall provide written notification of abandonment to the owner/operator.

d) The owner/operator of the large scale solar photovoltaic installation shall remove the large scale solar photovoltaic installation and restore the site within one-hundred eighty (180) days of the date of the written notification of abandonment. If the owner/operator fails to remove the large scale solar photovoltaic installation within one-hundred eighty (180) days, the Town shall have the right, to the extent it is duly authorized by law, to enter onto the proposed site and physically remove the large scale solar photovoltaic installation and restore the site at the sole expense of the owner/operator.

And further to bring in their votes on May 14, 2018 from 10:00 a.m. until 8:00 p.m. at the Old Town Hall at 3 Silverbrook Road for Town Officers and terms thereof as follows:

One Moderator for one year
One Selectmen for one year
One Selectman for three years
One Assessor for three years
One School Committee Member for three years
One Board of Health Member for three years
One Planning Board Member for five years

You are directed to serve this warrant by posting true and attested copies thereof at three public places within the Town of Sandisfield seven days at least before the time of said Town Meeting.

Hereto fail not and make due return of the warrant with your doings thereon to the Town Clerk at or before the time of holding said Town Meeting.

Board of Selectmen