

- (e) Elevations accurately depicting the wind turbine(s) on site. The elevations shall show how the wind turbine will appear on site from various distances. Other elevations shall accurately depict the wind turbine on site when viewed from the following locations: (1) the observation area on Chickatawbut Road; (2) the Granite Links Golf Course Club House; and (3) such other additional or alternate locations specified by the Planning Board.
- (f) Detailed specifications of the wind turbine(s) including: height and diameter of tower; length, width and weight of blades; materials to be used; color and type of exterior finish; make and characteristics of the generator, including power output, noise characteristics and expected useful life; strength of components including the ability to withstand hurricane-force winds and icing; anticipated maintenance needs during operations; and ability to access components for maintenance and repair; material concluding that the appearance of the wind turbine(s) will not create unacceptable visual impacts.
- (g) Material concluding that operations of wind turbines do not produce unacceptable noise impacts.
- (h) Such other material or information which may be requested by the Planning Board and which will assist it in rendering a reasoned and reasonable decision on the application.

6. Compliance with Special Permit. The requirements, terms and conditions of the special permit shall bind and be enforceable against both the Town and the operator then under contract with the Town or otherwise operating the wind turbine(s). The “Requirements for Wind Turbine(s)” set out in Subsection (4) shall be independently or concurrently enforceable against the Town and the operator.

VOTED. The Town voted YES

VOICE VOTE

The Moderator declared a two thirds votes.

ARTICLE 43 To see if the Town will vote to accept the provisions of Chapter 44, Section 55C of the Massachusetts General Laws, added by Chapter 491, Section 1 of the Acts and Resolves of 2004, as amended, which would authorize the Town to establish a trust to be known as the Municipal Affordable Housing Trust Fund, the purpose of which is to provide for the creation and preservation of affordable housing for the benefit of low and moderate income households;

and to act on anything relating thereto.

VOTED. The Town voted to accept the provisions of Chapter 44, Section 55C of the Massachusetts General Laws, added by Chapter 491, Section 1 of the Acts and Resolves of 2004, as amended, which will authorize the Town to establish a trust to be known as the Municipal Affordable Housing Trust Fund, the purpose of which is to provide for the creation and preservation of affordable housing for the benefit of low and moderate income households.

UNANIMOUS VOTE

ARTICLE 44 To see if the Town will vote to amend Section IV of the Zoning Bylaws (a) by striking the subtitle “A. Continuation of Non-conforming uses of Building and Land” and (b) by adding the following fifth sentence: “Authorization by special permit of a subsequent use in a building in the business district shall not be required where the only nonconformity in the building and use is in the dimensions or set-back of the building, where the prior use is a valid, preexisting use, where the subsequent use is the same or substantially similar to the prior use and where the parking requirements conform to Section VII of the Milton Zoning Bylaws.”

VOTED. The Town vote to amend Chapter 10 of the General Bylaws known as the Zoning Bylaws (a) by striking the subtitle “A. Continuation of Non-conforming uses of Building and Land” in Section IV and (b) by adding the following new fifth sentence in Section IV: “Authorization by special permit of a subsequent use in a building in the business district shall not be required where the only nonconformity in the building and use is in the dimensions or set-back of the building, where the prior use is a valid, preexisting use, where the subsequent use is the same or substantially similar to the prior use and where the parking requirements conform to Section VII of the Milton Zoning Bylaws.”

UNANIMOUS VOTE

ARTICLE 45. To see if the Town will vote to amend Section I, Subsection 5 of the Zoning Bylaws by adding the following sentence to the definition of “Building” in Paragraph 5 of subsection A of Section I:

“A retaining wall rising no more than five feet above the finished grade at its base, exclusive of any berms, shall not be deemed a structure.”

VOTED. The Town voted to amend Chapter 10 of the General Bylaws known as the Zoning Bylaws by adding the following sentence to the definition of “Building” in Paragraph 5 of subsection A of Section I:

“A retaining wall rising no more than five feet above the finished grade at its base, exclusive of any berms, shall not be deemed a structure.”

UNANIMOUS VOTE