

Wind Energy Conversion Systems (WECS)

Issues and site design criteria to be considered when developing a windmill bylaw

1. Aesthetics and the Environment

- Location Requirements / Restrictions
- Height Requirements (higher than 200' requires lighting)
- Lighting and Color Restrictions
- Post Development Simulation Requirements
- Wildlife Habitat and Avian Assessment
- Revegetation Plan
- Stormwater Management
- Consultant Review Clause

2. Maximum Size

- Area of facility
- Height
- Number of turbines

3. Public Safety

- Setback Requirements from:
 - adjacent properties
 - dwellings
 - public roads and trails
- Suitable Fencing and Anti-climbing Devices
- Roadway Dimensional Requirements and Maintenance Plan

4. Abutters' Rights

- Setbacks to property lines (unless waived by abutter)
- Noise Restrictions / Setback Requirements
- Electromagnetic Interference

5. Performance Security

- Surety Bond / Insurance Bond in the event of:
 - bankruptcy / abandonment
 - non-compliance
 - decommissioning
 - site reclamation

6. Compliance Enforcement

- Conflict Resolution
- Enforcement Procedures

APPENDIX 7B

Local Historic Districts in Massachusetts



Local Historic Districts can be found throughout Massachusetts in communities such as New Bedford, Longmeadow and Shirley.

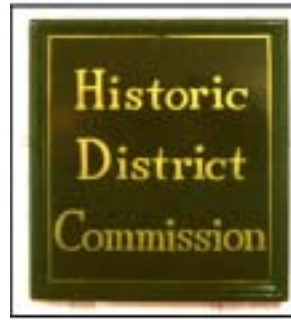


Local Historic Districts offer the strongest form of protection for the preservation of historic structures. The first local historic districts in Massachusetts were established on Nantucket and Beacon Hill in 1955. Since then, over 220 local historic districts have been established in Massachusetts. Local historic districts can be credited with saving numerous historic communities from inappropriate alteration and demolition.

In a local historic district, any proposed changes to exterior architectural features visible from a public way are reviewed by a locally appointed Historic District Commission. For instance, if a building addition was proposed in a local historic district, the property owner would submit an application to the Historic District Commission. The Historic District Commission would hold a public hearing and make a determination on whether the new addition was appropriate. If the addition was appropriate, the Historic District Commission would issue a Certificate, allowing the work to progress. Many Historic District Commissions have prepared *Historic District Design Guidelines* that clarify how proposed projects should respect the existing historic character.

In a local historic district, there is no review of interior features. In addition, a variety of exterior features are often exempt such as air conditioning units, storm doors, storm windows, paint color and temporary structures. The decision on which features are exempt from review depends on how the local bylaw is written.

According to M.G.L. Chapter 40C, the first step in the creation of a local historic district is the appointment of a Local Historic District Study Committee by the Board of Selectmen. The basic steps of creating a local historic district are outlined in the flow chart on the oppo-



site side. For a list of local historic districts in Massachusetts, contact the Massachusetts Historical Commission for a copy of *Preservation through By-laws and Ordinances*.

There's a Difference Note that there is a big difference between a National Register District and a Local Historic District. For a brochure entitled "There's a Difference" contact the Massachusetts Historical Commission.

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Flow Chart for Establishing a Local Historic District

