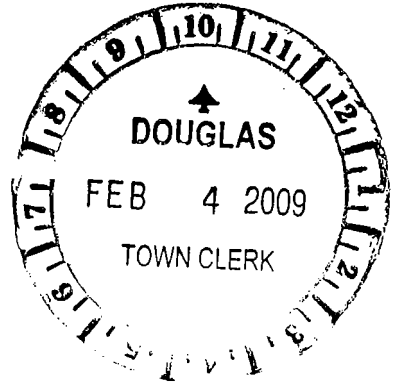




Town of Douglas  
Zoning Board of Appeals  
29 Depot Street ~ Douglas, MA 01516  
508-476-4000 ~ Fax: 508-476-4012  
TTY: 508-476-1619



**NOTICE OF PUBLIC HEARING**

CASE # 2009-04

There will be public hearing at the Municipal Center, 29 Depot Street, Douglas, Massachusetts, to act on a request for a **Variance**, pursuant to the Zoning Laws of the Town of Douglas, Massachusetts.

**Date:** February 19, 2009

**Time:** 8:30 p.m.

**Applicant:** American Pro Wind, LLC (Applicant and/or representative must attend)

**Location of Property:** South side of Rt. 16 at Webster town line

**Reason:** Applicant is requesting a use **Variance** in an Industrial Zoned District pursuant to Section 3.1.3, Appendix A and Section 9.2.2 (2), a height Variance pursuant to Section 4.1.3 and Appendix B, and, if applicable, a Special Permit under Section 9.3.1 of the Douglas Zoning Bylaws in order to construct a temporary meteorological tower to determine average annual wind speed, not to exceed 200 feet in height, and thirteen (13) permanent wind turbines to generate electrical power, not to exceed 525 feet in height to the tip of blade.

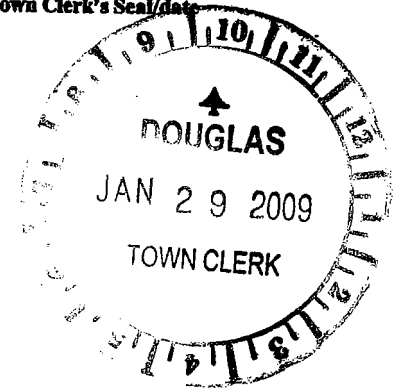
Please attend this meeting if you have any viewpoints regarding this matter or submit them in writing prior to the hearing date above. Application and plans submitted are on file in the Town Clerk's Office and are open to the public.

**ZONING BOARD OF APPEALS**

  
Christine Mitchell, Secretary



Town Clerk's Seal/date



**ZONING BOARD OF APPEALS  
DOUGLAS, MA 01516**

**APPLICATION**

Name of Applicant AMERICAN PRO WIND LLC Phone: (781) 340-7681  
Mailing Address 195 Libbey Parkway, Unit Two, Weymouth, MA 02189  
Location of Property south side of Rt 16 (Webster St) at the Webster  
Applicant is (Owner) (Tenant) (Licensee) (Prospective purchaser) town line  
Owner of land (if other than applicant) See Additional Sheet A  
Date land acquired See Sheet A Book & Page No.: See Sheet A  
Land area in <sup>acres</sup> 274<sup>±</sup> frontage on street 350<sup>±</sup> average depth 5,000<sup>±</sup>  
Type of application (Special permit) (Variance) (Appeal)  
Nature of application  
See Additional Sheet A

**PLOT PLAN:** Submit detailed plans (accurately drawn to scale, or surveyor's drawings), 8 1/2" X 11" minimum size showing the dimensions of the lot or parcel in question, and the locus of existing buildings and proposed structures, driveways, wells, streams, ponds, septic systems, streets and roads, in existence or to be used, and location of all Parties-in-Interest, giving their names. Plot plan must show a north Point and names of streets. 8 COPIES

Date of denial by Building Inspector \_\_\_\_\_ Planning Board \_\_\_\_\_ Other \_\_\_\_\_

I hereby request a hearing before the Zoning Board of Appeals with reference to the above noted application for appeal.

Signature(s) of applicant(s) Maurizio Caparrotta, President Date 1/27/2009  
Maurizio Caparrotta, Pres Date \_\_\_\_\_

This board reserves the right to revoke any special permit or variance granted by them for incomplete or erroneous information provide by applicant.

**PLEASE REVIEW ALL RULES AND REGULATIONS OF THE BOARD OF APPEALS (available from the Town Clerk).**

**FOR BOARD USE ONLY**

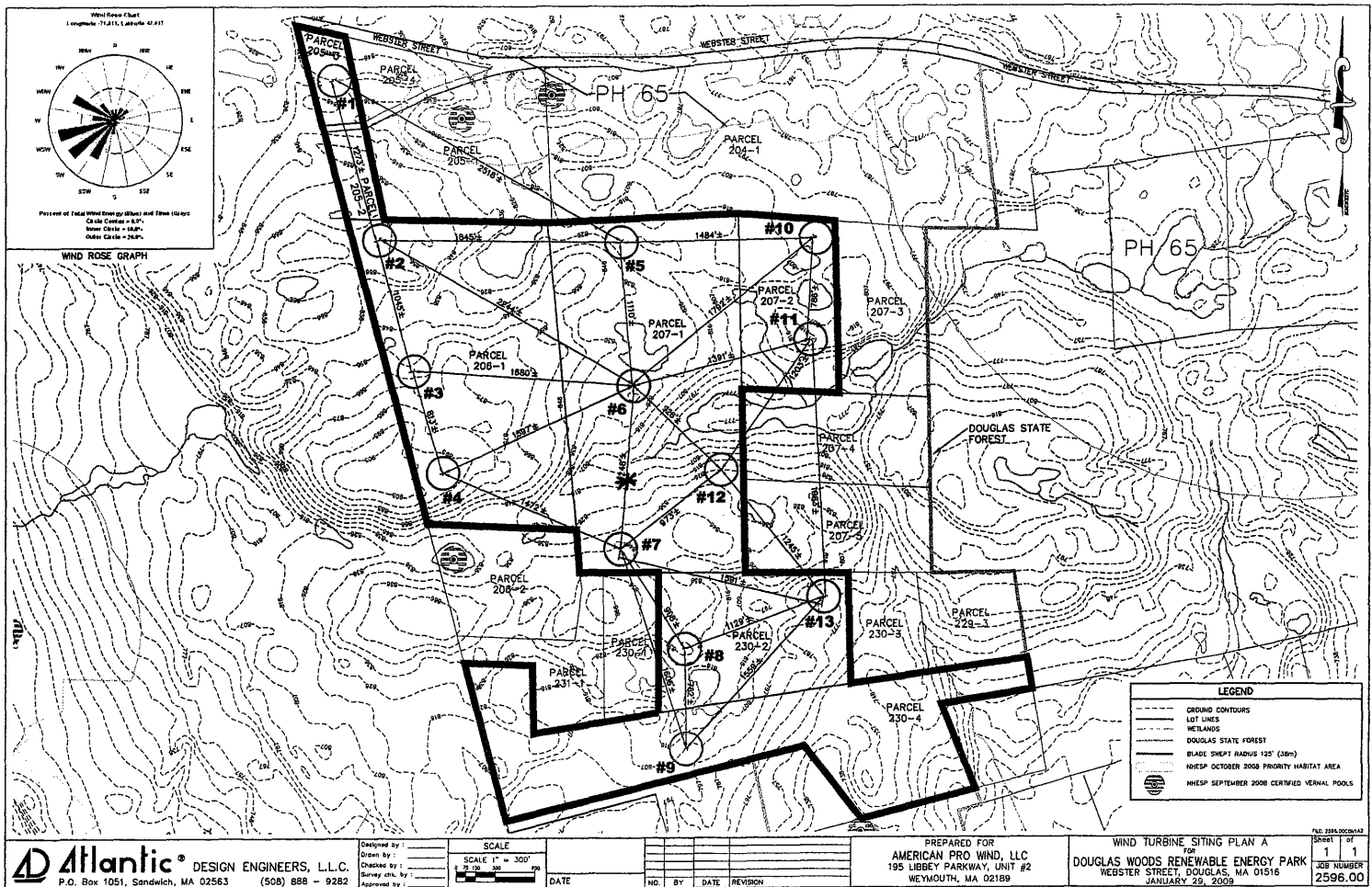
Case No. \_\_\_\_\_

**ADDITIONAL SHEET A**

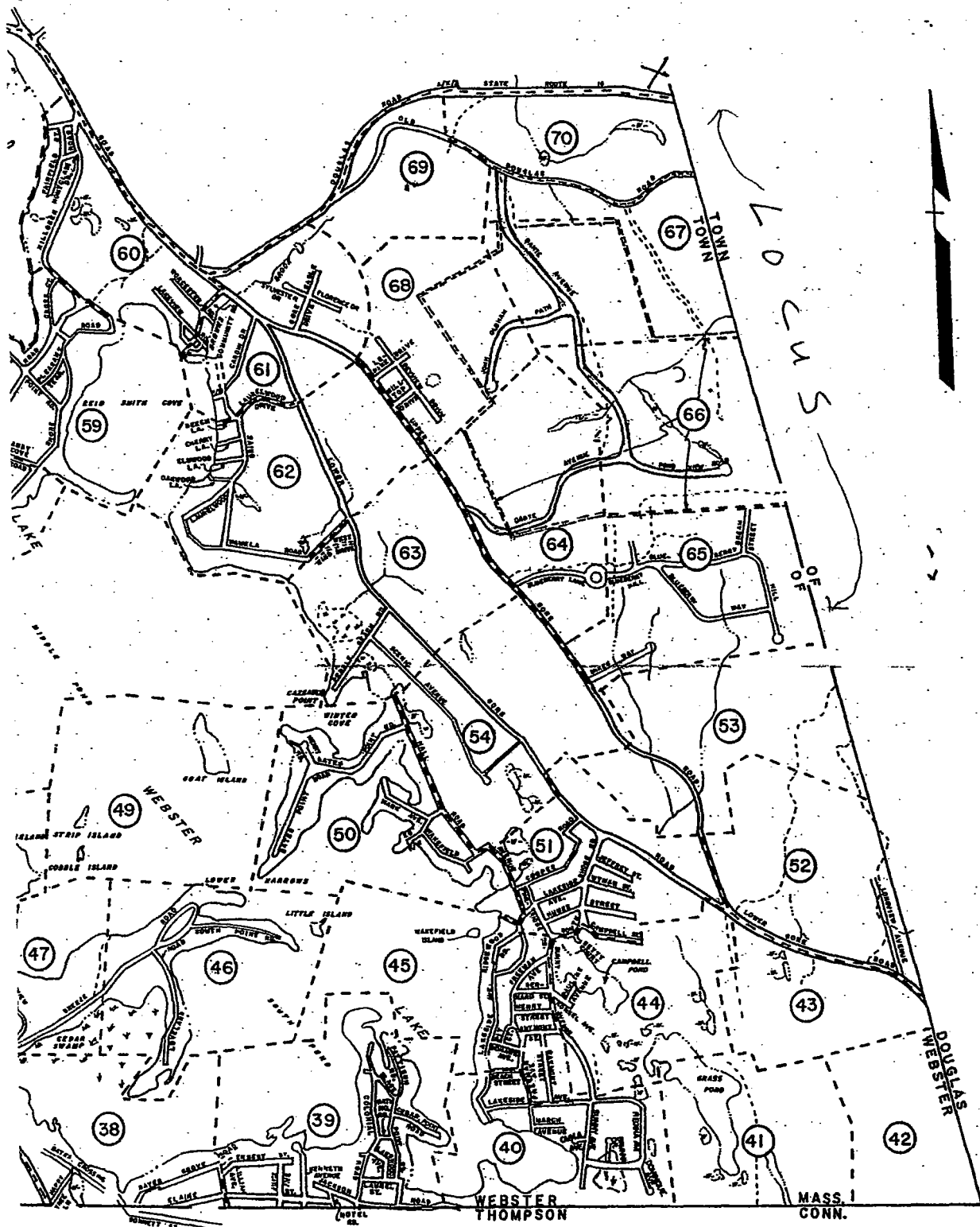
<b><u>PARCEL NO.</u></b>	<b><u>OWNER</u></b>	<b><u>DATE ACQUIRED</u></b>	<b><u>BOOK &amp; PAGE NO.</u></b>
205-2	James M. Sullivan	2/11/1987	10212-257
205-3	James M. Sullivan	2/11/1987	10212-257
206-1	James M. Sullivan	5/5/1986	9401-271
207-1	James M. Sullivan	5/5/1986	9401-258
207-2	James M. Sullivan	12/22/1986	10076-298
230-2	James M. Sullivan	5/5/1986	9401-271
230-4	David M. Rudick & Patricia Trudeau	10/5/2000	23090-28

**NATURE OF APPLICATION**

Applicant is seeking a use variance in an industrial zone pursuant to Section 3.1.3, Appendix A (Table of Use Regulations) and Section 9.2.2 (2), a height variance pursuant to Section 4.1.3 and Appendix B (Table of Dimensional Requirements), and, if applicable, a special permit under Section 9.3.1 of the Douglas Zoning By-Law in order to construct a temporary meteorological tower to determine average annual wind speed, not to exceed 200 feet in height, and thirteen (13) permanent wind turbines to generate electrical power, not to exceed 525 feet in height to the tip of blade.



\* approximate location of temporary meteorological tower



12-31-79	17
12-31-80	18
12-31-81	19
12-31-82	20
12-31-83	21
12-31-84	22
12-31-85	23

**TOWN OF WEBSTER**  
 BOARD OF ASSESSORS  
 WEBSTER, MASS.

**INDEX SHEET 2 OF 2**

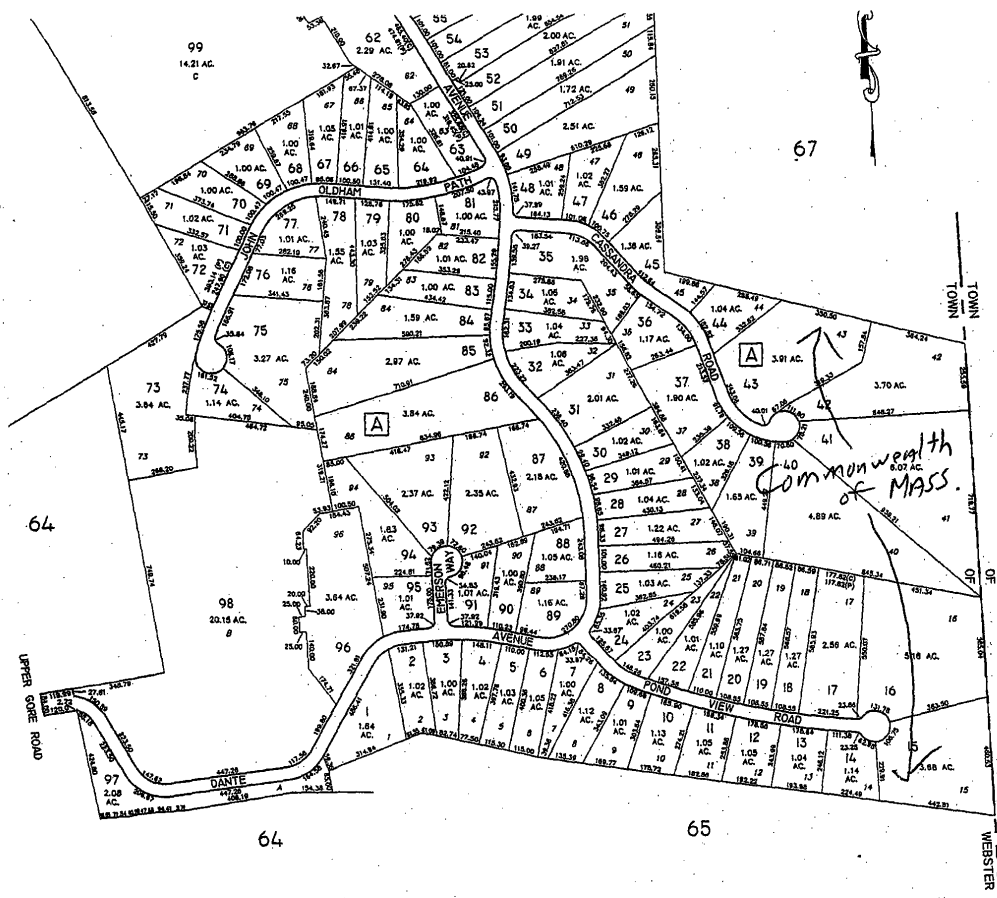
DATE, AERIAL PHOTOGRAPHY: 4-27-69      DATE, MAP: 12-31-70  
 PHOTO NO: \_\_\_\_\_      SCALE: 1" = 800'



67-7-1 LINE

68

67



TAX PURPOSES ONLY  
 BE USED FOR CONVEYANCE  
 PREPARED BY

LEGEND

PROPERTY LINE	STREAM	50
BOUNDARY LOT LINE	PARCIAL NUMBER	5
EDGE OF PAVEMENT OR ROADWAY	BOUNDARY DIVISION	5
RAILROAD	DEED BLOCK NUMBER	5

REVISIONS

1	COMPLETE REDRAFT, A.E.I. 5-2-01	1	1
2		2	2
3		3	3
4		4	4

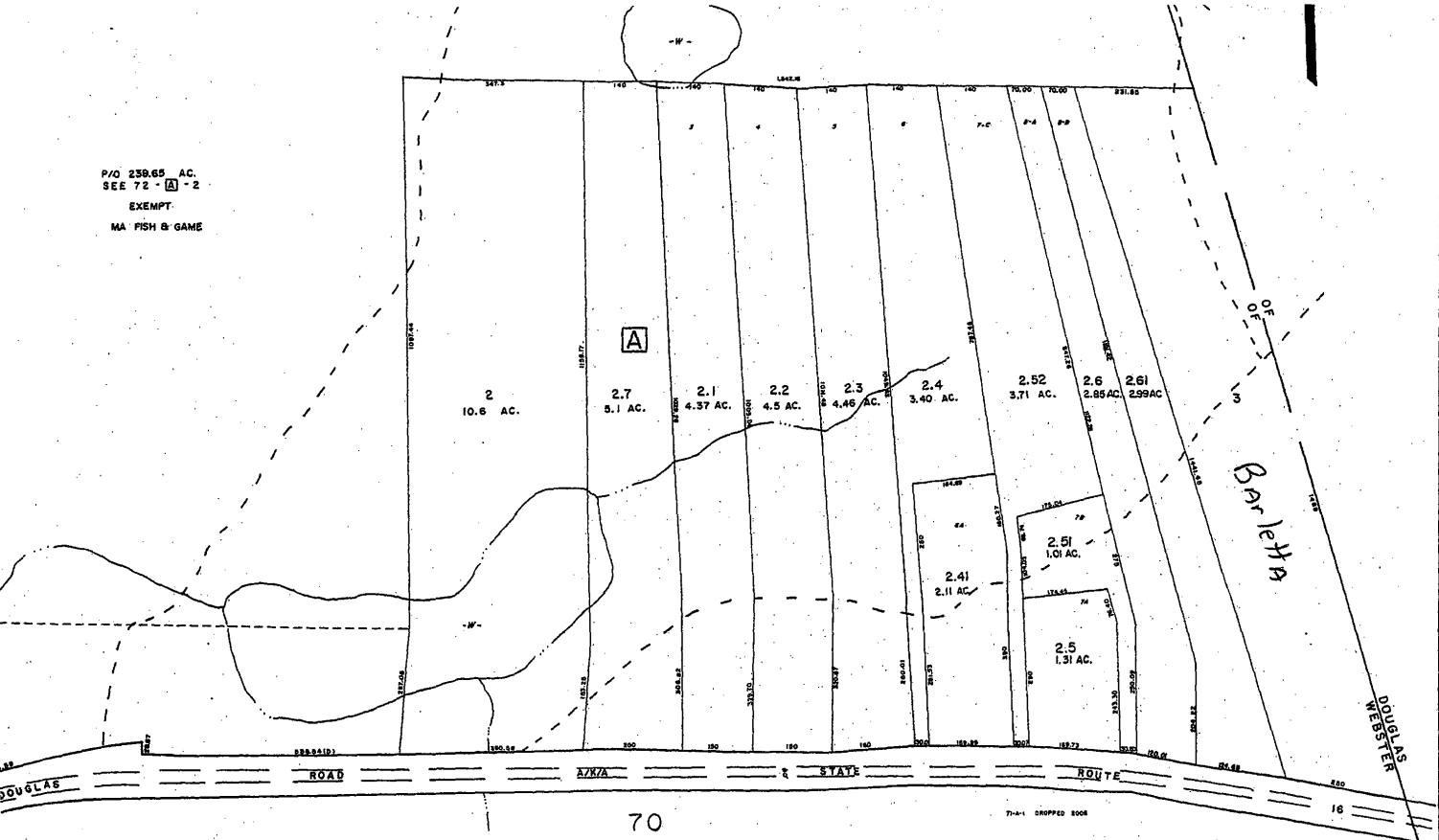
TOWN OF WEBSTER

MAP NO. 66





P/O 239.65 AC.  
 SEE 72 - A - 2  
 EXEMPT  
 MA FISH & GAME



70

70-1 DROPPED BOOK

LEGEND	
PROPERTY LINE	STREAM
ORIGINAL LOT LINE	PARCEL NUMBER
BOUNDARY OF MASSACHUSETTS	MASS. STATE BOUNDARY

REVISIONS	
1. GENERAL MAPPING INC. (2-31-71)	1. GENERAL MAPPING INC. (2-31-71)
2. GENERAL MAPPING INC. (2-31-71)	2. GENERAL MAPPING INC. (2-31-71)
3. GENERAL MAPPING INC. (2-31-71)	3. GENERAL MAPPING INC. (2-31-71)

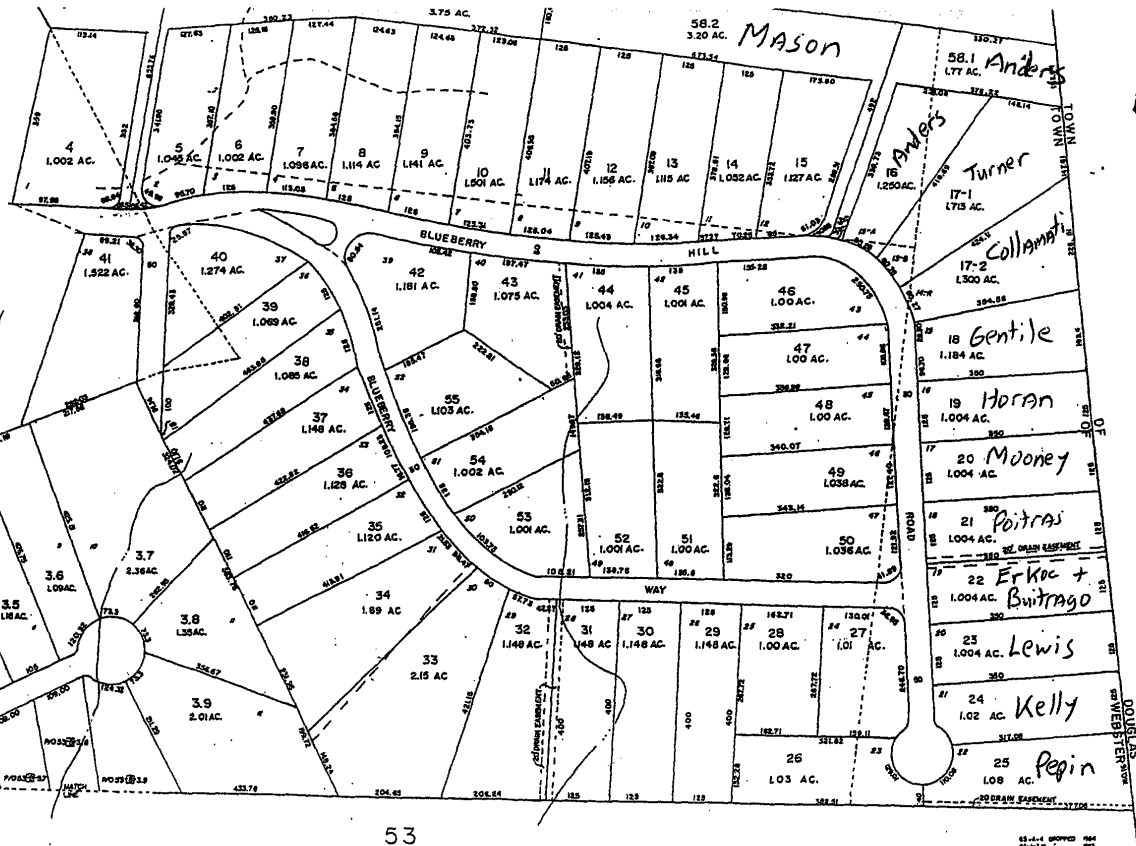
TOWN OF WEBSTER

MAP NO. 71

64

54


53



NOT FOR CONVEYANCE

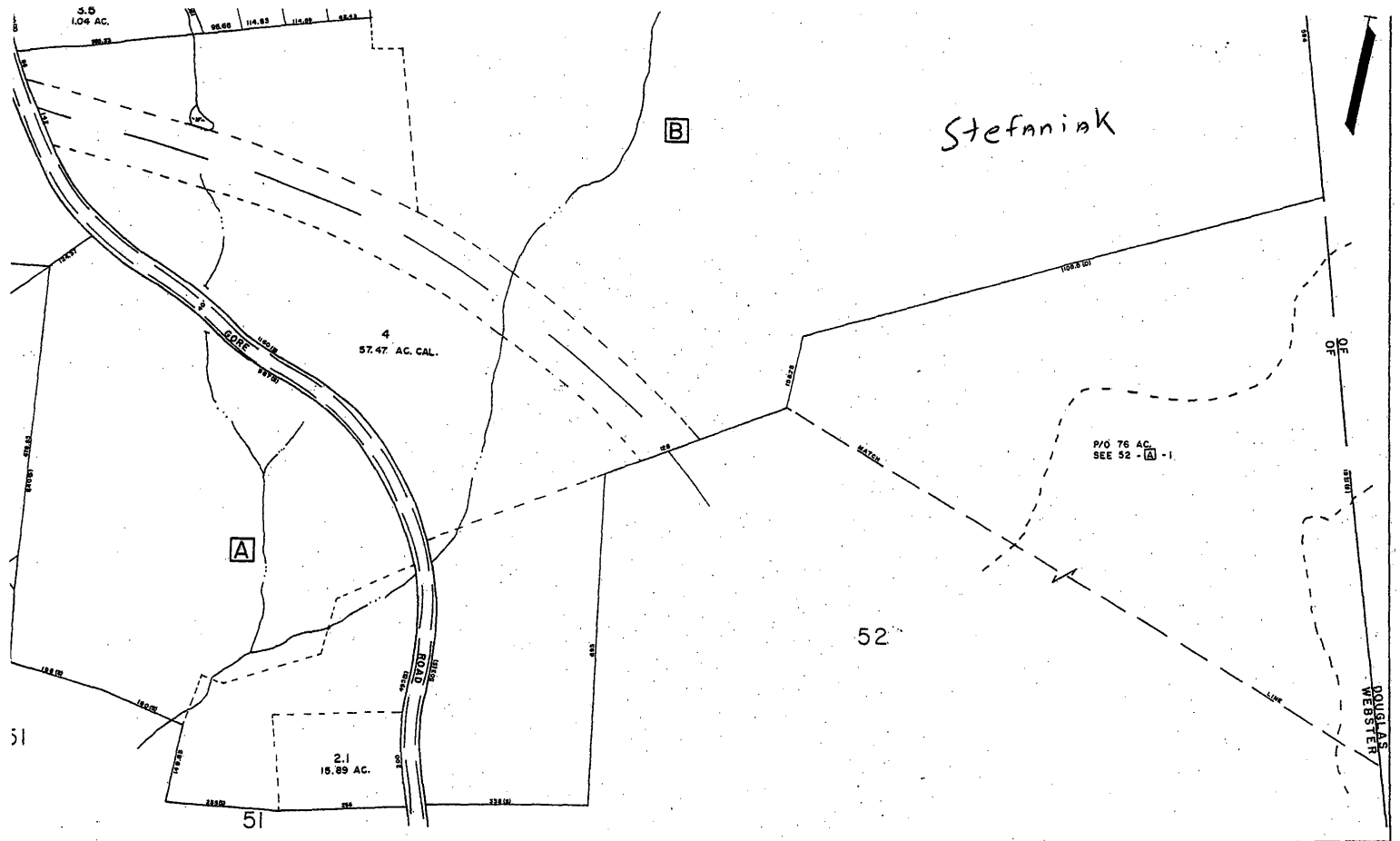
LEGEND	
PROPERTY LINE	STREAM
ORIGINAL LOT LINE	PANEL NUMBER
EDGE OF PARCELS	ROAD NUMBER
RAILROAD	ROAD BLOCK NUMBER
RIGHT OF WAY	ROAD LOT NUMBER
TOWN LINE	BLACK NUMBER

REVISIONS	
1	STURBRIDGE ENGINEERING INC. 3/20/01
2	ALBERT ENGINEERING INC. 1/05
3	
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55	


**STURBRIDGE ABSTRACT CO.**  
 ALBERT ENGINEERING  
 TEL. 547-342130

**TOWN OF WEBSTER**  
 BOARD OF ASSESSORS  
 WEBSTER, MASS  
 DATE: APRIL 15, 2002  
 SCALE: 1"=100'

MAP NUMBER  
**65**



Stefaniak

4  
57.47 AC. CAL.

2.1  
15.89 AC.

76 AC.  
SEE 52 - A - 1

52

A

B

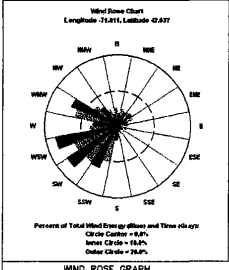
51

ROUGLAS  
WEBSTER

LEGEND		REVISIONS	
PROPERTY LINE	STREAM	GENERAL MAPPING INC. 12-31-71	GENERAL MAPPING INC. 12-31-76
ENCLOSURE	TRINCEL NUMBER	GENERAL MAPPING INC. 12-31-71	GILBERT ENGINEERING INC. 02-23-02

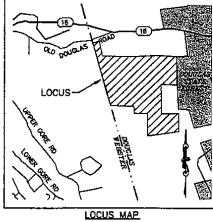
TOWN OF WEBSTER

MAP NO. 53



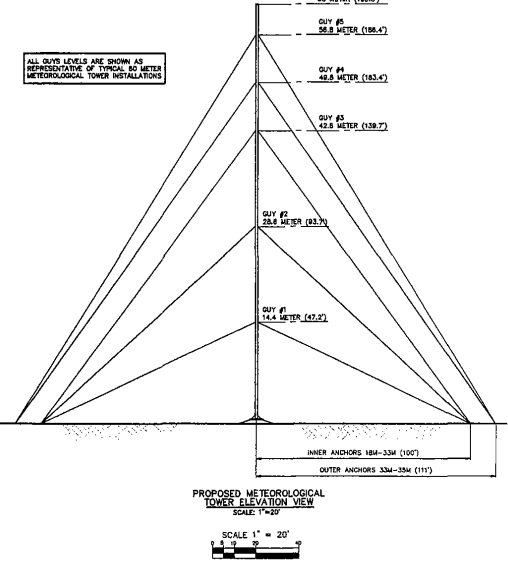
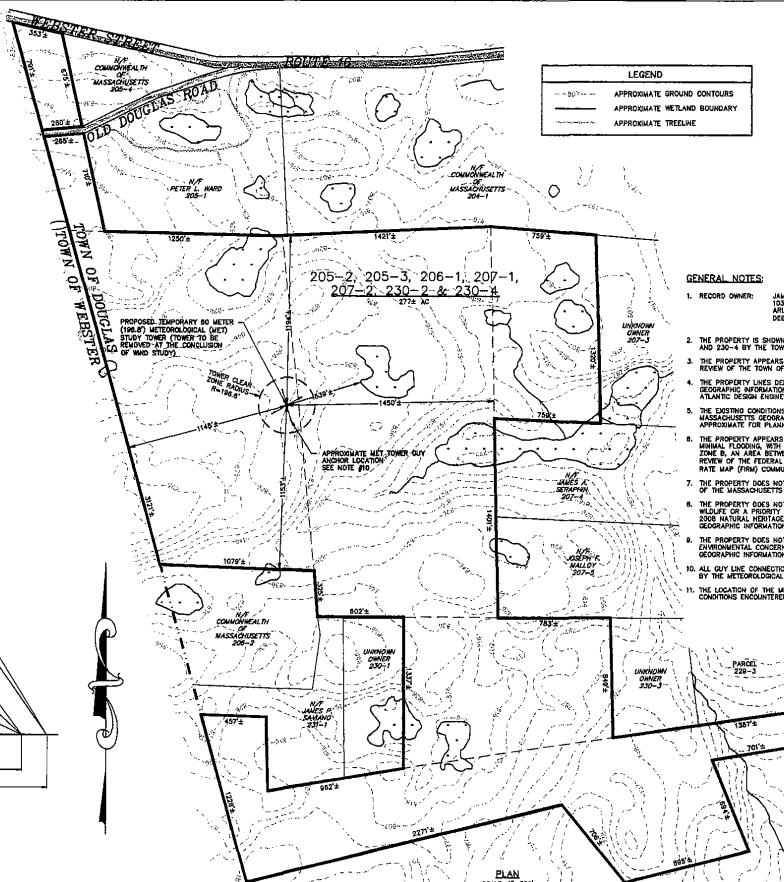
ZONING REQUIREMENTS	
INDUSTRIAL	
APPROXIMATE DIMENSIONAL REGULATIONS	
TOWN OF DOUGLAS ZONING BYLAWS	
MINIMUM LOT SIZE	35,000 SF
MINIMUM LOT FRONTAGE	150 FEET
MINIMUM YARDS	
FRONT YARD	20 FEET
SIDE YARD	15 FEET
REAR YARD	15 FEET
MAXIMUM BUILDING HEIGHT	80 FEET

LEGEND	
	APPROXIMATE GROUND CONTOURS
	APPROXIMATE WETLAND BOUNDARY
	APPROXIMATE TREELINE



**GENERAL NOTES:**

1. RECORD OWNER: JAMES H. BULLMAN  
103 GRAY STREET  
ARUNSTON, MASSACHUSETTS 02475  
DEED BOOK/PAGE: 6407/238, 6401/271  
10070/280 AND 10212/237
2. THE PROPERTY IS SHOWN AS PARCELS 205-2, 205-3, 206-1, 207-1, 207-2, 230-2 AND 230-4 BY THE TOWN OF DOUGLAS ASSESSORS DEPARTMENT.
3. THE PROPERTY APPEARS TO BE WITHIN THE INDUSTRIAL ZONING DISTRICT UPON A REVIEW OF THE TOWN OF DOUGLAS ZONING MAP.
4. THE PROPERTY LINES DEPICTED HEREON WERE COMPILED FROM THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM AND SHOULD BE CONSIDERED AS APPROXIMATE FOR PLANNING PURPOSES ONLY.
5. THE EXISTING CONDITIONS DEPICTED HEREON WERE COMPILED FROM THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM AND SHOULD BE CONSIDERED AS APPROXIMATE FOR PLANNING PURPOSES ONLY.
6. THE PROPERTY APPEARS TO BE WITHIN A FLOOD ZONE C-4 AN AREA OF MINIMAL FLOODING WITH SEVERAL SMALL AREAS OF THE PROPERTY WITHIN A FLOOD ZONE B, AN AREA BETWEEN THE 100-YEAR AND 500-YEAR FLOOD, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 250001 0010 D DATED JUNE 1, 1982.
7. THE PROPERTY DOES NOT APPEAR TO BE WITHIN A ZONE II BASED UPON A REVIEW OF THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM.
8. THE PROPERTY DOES NOT APPEAR TO BE WITHIN AN ESTIMATED HABITAT OF BARE WILDLIFE OR A PROPERTY HABITAT OF BARE SPACES BASED UPON A REVIEW OF THE 2008 NATURAL HERITAGE AND UNDESIGNED SPECIES MAPS OF THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM.
9. THE PROPERTY DOES NOT APPEAR TO BE WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN BASED UPON A REVIEW OF THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM.
10. ALL GUY WIRE CONNECTION LOCATIONS AND ANCHORS ARE TO BE FIELD DETERMINED BY THE METEOROLOGICAL TOWER INSTALLATION PERSONNEL.
11. THE LOCATION OF THE MET TOWER MAY BE ADJUSTED IN THE FIELD DUE TO SITE CONDITIONS ENCOUNTERED AT THE TIME OF CONSTRUCTION.



**Atlantic** DESIGN ENGINEERS, L.L.C.  
P.O. Box 1051, Sandwich, MA 02563 (508) 888-9282

Designed by: \_\_\_\_\_  
Drawn by: \_\_\_\_\_  
Checked by: \_\_\_\_\_  
Surveyed by: \_\_\_\_\_  
Approved by: \_\_\_\_\_

SCALE: 1" = 300'

DATE: \_\_\_\_\_

PREPARED FOR:  
AMERICAN PRO WIND GROUP  
195 LIBBY PARKWAY, UNIT #2  
WEYMOUTH, MASSACHUSETTS 02189

PROPOSED METEOROLOGICAL TOWER SITING PLAN  
FOR THE  
DOUGLAS WOODS RENEWABLE ENERGY PARK  
DOUGLAS, MASSACHUSETTS 01916  
JANUARY 30, 2009

FILE: 2596.DWG  
Sheet: 1 of 1  
JOB NUMBER: 2596.00

WEBSTER

WEBSTER

STREET

WALLIS POND

DOUGLAS STATE FOREST

ROUTE 16

OTAMBLA POND

WEBSTER DRIVE

MR DANIELS WAY

STREET

DOUGLAS STATE

ZONING BOARD

205-2 - Sullivan James  
286 Webster St.

205-3 - Sullivan, James  
Webster St.

206-1 - Sullivan James  
Webster St.

207-1 - Sullivan James  
Webster St.

207-2 - Sullivan, James  
Webster St.

30-2 - Sullivan, James  
Webster St.

30-4 - Rudick David  
Trudeau Patricia  
Webster St.

