

**Planning Board and Highway Department  
Minutes of Public Hearing  
November 14, 2020**

**Meeting:** 8 Amherst Road.

**Planning Board Members Present:** Judy Eiseman, Lexi Dewey, Pete Wilson, Anne Stoddard (recording)

**Highway Department:** Dave Hawkins, Tree Warden

**Visitors present:** Gail Kenney, Barbara Kauff, Fred Kauff, Walt Kohler (Project Leader), Tilman Lukas, Ruth Elcan, Barbara Cooper, Megan McDonough (Pioneer Valley Habitat), Tom Hartman.

**Hearing was opened at 10:00 am.**

This joint public hearing was to obtain comments regarding the removal of trees proposed by Habitat for construction of two houses on this site. According to Chapter 87 and the town's Scenic Roads by-law, before any trees in the public right-of way are removed, a public hearing must be held. Eiseman noted that the process is slightly different for the Planning Board and the Tree Warden but that the bylaw allows for combining the public hearings. The trees proposed for removal address two issues for the project. Removal of trees is necessary to install two driveways and improve the line of sight of those driveways. Furthermore removal of trees is needed for the property to achieve the standard minimum solar access to be eligible for the Mass Solar Loan (70%).

Tom Hartman, abutter, requested that the two conifers and the deciduous tree (arbor vitae, hemlock and Norway maple) closest to his property not be removed. They block the headlights of the cars traveling East on Amherst Road from shining directly in his kitchen. According to his analysis, using a solar pathfinder, they do not block the roof of the proposed house and their removal will not improve the solar access to the homes. Dave and Judy requested he submit his concerns in writing.

There was a discussion about the large pine at the other driveway. There was no objection to removing that tree or the other marked trees.

Judy said that no decisions would be made today. The Planning Board will meet Monday November 16 at 7:00PM via Zoom. All are welcome to attend.

The hearing was closed at 10:30AM.

Respectfully submitted,  
Anne Stoddard

**Attachments:**

Habitat for Humanity 8 Amherst road Shade Tree Reports

Habitat for Humanity Report

Habitat 2 story property – pre tree removal

Habitat 2 story property – post tree removal



**PV SQUARED**  
C O M M E R C I A L

To: Megan McDonough, Executive Director and Walt Kohler, Building Committee Chair,  
Pioneer Valley Habitat for Humanity

From: Karen Ribeiro, Design & Sales, PV Squared Solar

RE: Shading Analysis of Properties on 8 Amherst Road, Pelham MA

Two sections of the parcel were evaluated for Solar Access and Total Solar Resource Factor, the western area where a single-story home is to be built and the eastern area where a two-story home is to be built. Please see the attached three reports.

Single story pre tree removal: Solar Access: 66% and TSRF: 62%

Without any tree removal this single-story property would not receive enough shading to qualify by the standard minimum solar access for the Mass Solar Loan (70%)

Two story pre tree removal: Solar Access: 68% and TSRF: 64%

post tree removal: Solar Access: 86% and TSRF: 81%

The trees removed from this second report are the few conifers discussed with Walt on November 2. There were no trees removed for a second report for the single story but once a determination is made about the large trees to the east of the single story, a post tree report can be completed.

# Solar Access and Shade Report

11/2/2020

## For:

Habitat 2 story property - post tree removal  
8 Amherst Rd  
Pelham, MA

## By:

Karen Ribeiro  
PV Squared Solar  
311 Wells St  
Greenfield, MA

Measurements made by Solmetric SunEye™ – [www.solmetric.com](http://www.solmetric.com)

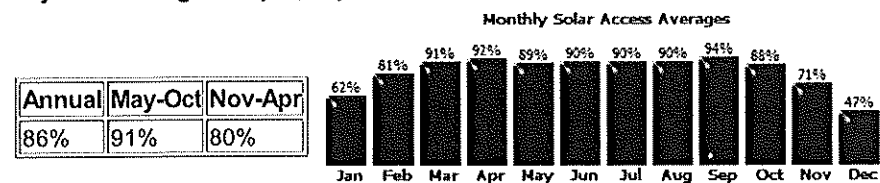


## Session Properties

Name	Habitat 2
Creation Date	11/2/2020 11:03
Note	(none)
Location	42.4°N, 72.5°W Mag Dec: 13.9°W Time Zone: GMT-05:00

## Solar access averages of 2 skylines in this session

Skylines Averaged: Sky01, Sky02



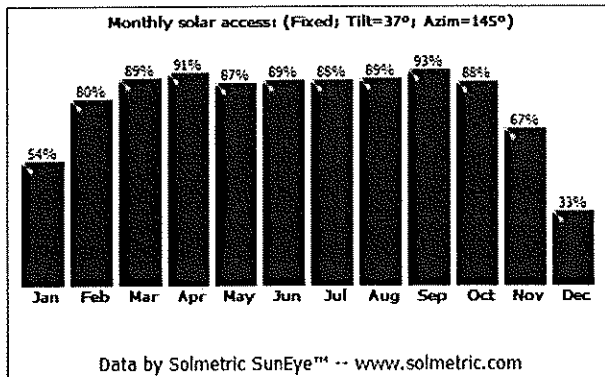
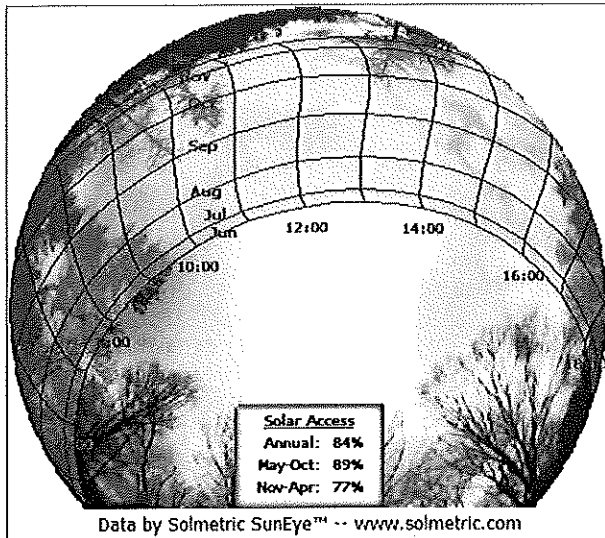
TSRF averages of 2 skylines in this session: 81%

## Sky01 -- 11/2/2020 11:18 -- (no skyline note)

Panel Orientation: Tilt=37° -- Azimuth=145° -- Skyline Heading=191°

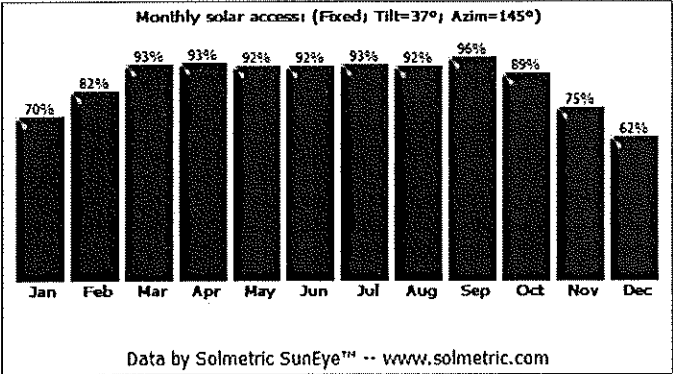
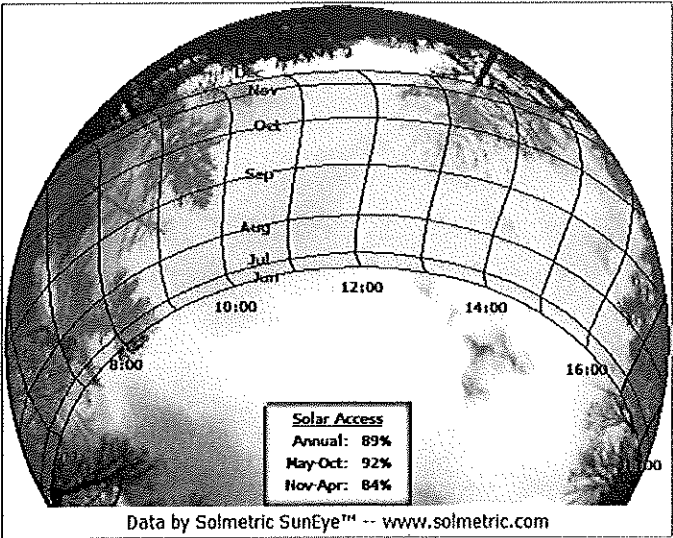
Solar Access: Annual: 84% -- Summer (May-Oct): 89% -- Winter (Nov-Apr): 77%

TSRF: 79% -- TOF: 94%



**Sky02 -- 11/2/2020 11:19 -- (no skyline note)**

**Panel Orientation:** Tilt=37° -- Azimuth=145° -- Skyline Heading=181°  
**Solar Access:** Annual: 89% -- Summer (May-Oct): 92% -- Winter (Nov-Apr): 84%  
**TSRF:** 84% -- **TOF:** 94%



# Solar Access and Shade Report

11/2/2020

## For:

Habitat 2 story property - pre tree removal  
8 Amherst Rd  
Pelham, MA

## By:

Karen Ribeiro  
PV Squared Solar  
311 Wells St  
Greenfield, MA

Measurements made by Solmetric SunEye™ -- [www.solmetric.com](http://www.solmetric.com)



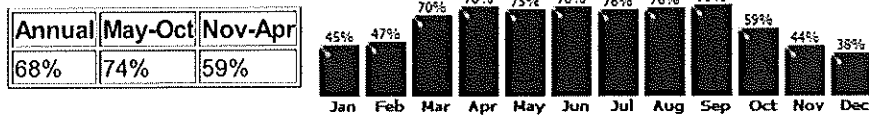
## Session Properties

Name	Habitat 2
Creation Date	11/2/2020 11:03
Note	(none)
Location	42.4°N, 72.5°W Mag Dec: 13.9°W Time Zone: GMT-05:00

## Solar access averages of 2 skylines in this session

Skylines Averaged: Sky01, Sky02

Monthly Solar Access Averages



TSRF averages of 2 skylines in this session: 64%

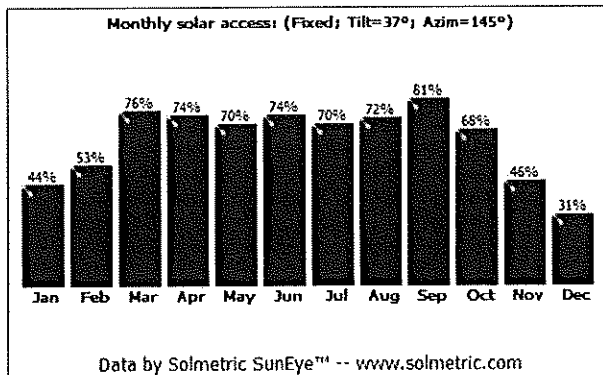
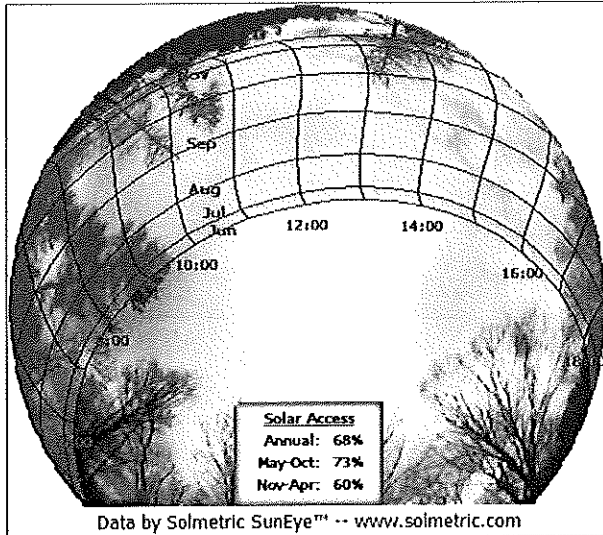


Sky01 -- 11/2/2020 11:18 -- (no skyline note)

Panel Orientation: Tilt=37° -- Azimuth=145° -- Skyline Heading=191°

Solar Access: Annual: 68% -- Summer (May-Oct): 73% -- Winter (Nov-Apr): 60%

TSRF: 64% -- TOF: 94%

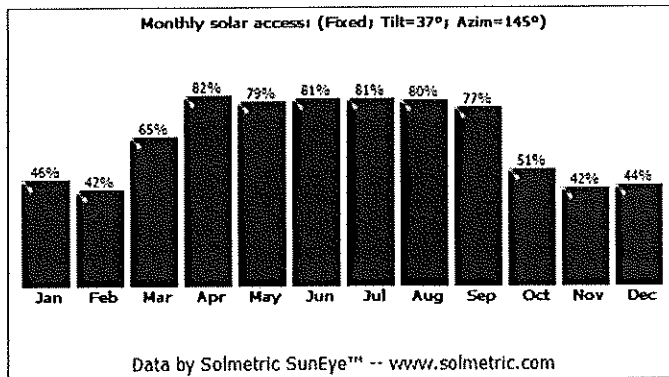
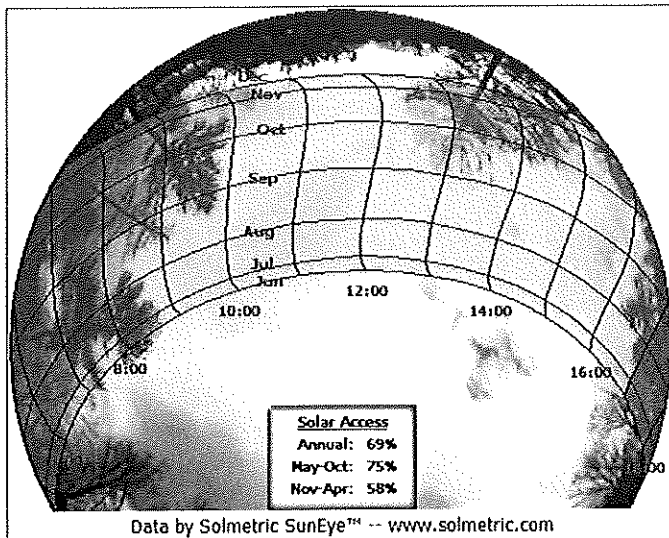


## Sky02 -- 11/2/2020 11:19 -- (no skyline note)

Panel Orientation: Tilt=37° -- Azimuth=145° -- Skyline Heading=181°

Solar Access: Annual: 69% -- Summer (May-Oct): 75% -- Winter (Nov-Apr): 58%

TSRF: 65% -- TOF: 94%



# Solar Access and Shade Report

10/8/2020

## For:

Habitat for Humanity  
8 Amherst Rd  
Pelham, MA

## By:

Karen Ribeiro  
PV Squared Solar  
311 Wells St  
Greenfield, MA

Measurements made by **Solmetric SunEye™** -- [www.solmetric.com](http://www.solmetric.com)



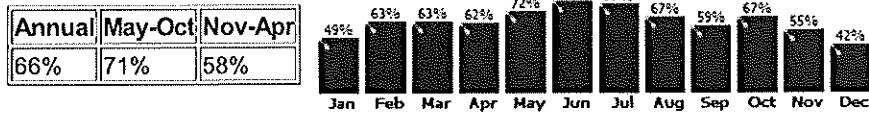
## Session Properties

Name	8 Amherst rd Pelham
Creation Date	10/8/2020 3:53
Note	(none)
Location	42.4°N, 72.5°W Mag Dec: 13.9°W Time Zone: GMT-05:00

## Solar access averages of 4 skylines in this session

Skylines Averaged: Sky01, Sky02, Sky03, Sky04

Monthly Solar Access Averages



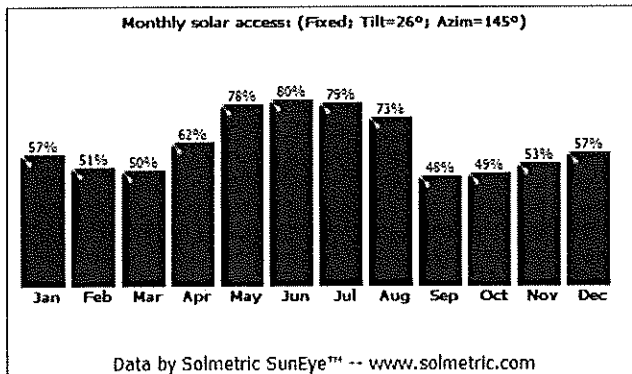
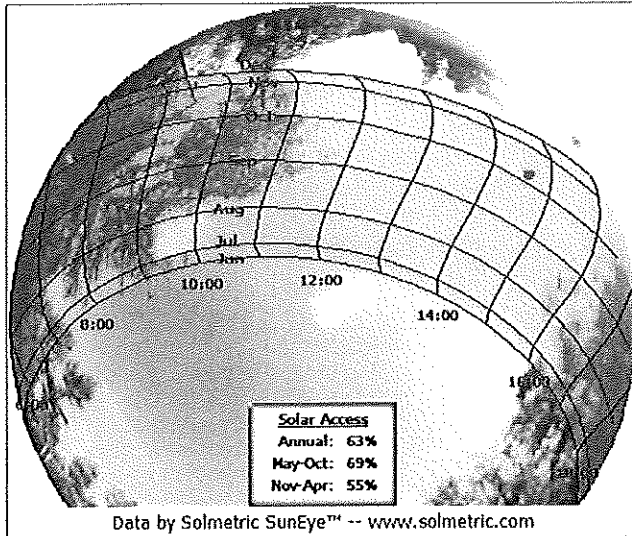
TSRF averages of 4 skylines in this session: 62%

**Sky01 -- 10/8/2020 3:55 -- (no skyline note)**

**Panel Orientation:** Tilt=26° -- Azimuth=145° -- **Skyline Heading=174°**

**Solar Access:** Annual: 63% -- Summer (May-Oct): 69% -- Winter (Nov-Apr): 55%

**TSRF:** 60% -- **TOF:** 94%

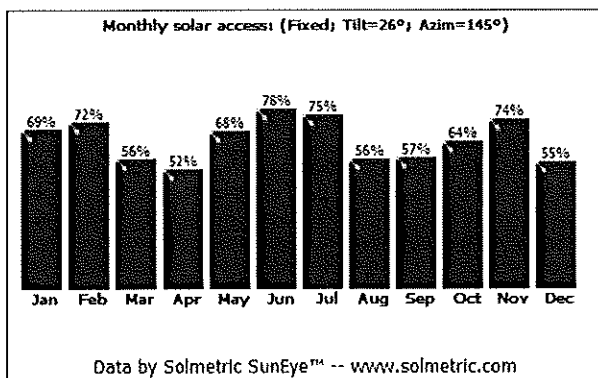
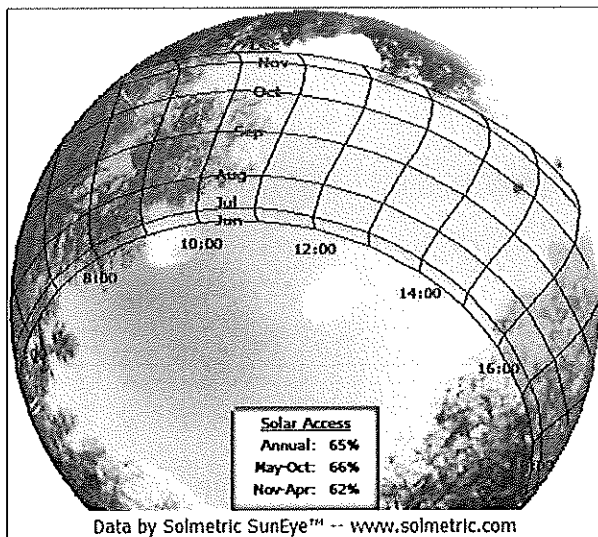


Sky02 -- 10/8/2020 3:56 -- (no skyline note)

Panel Orientation: Tilt=26° -- Azimuth=145° -- Skyline Heading=169°

Solar Access: Annual: 65% -- Summer (May-Oct): 66% -- Winter (Nov-Apr): 62%

TSRF: 61% -- TOF: 94%

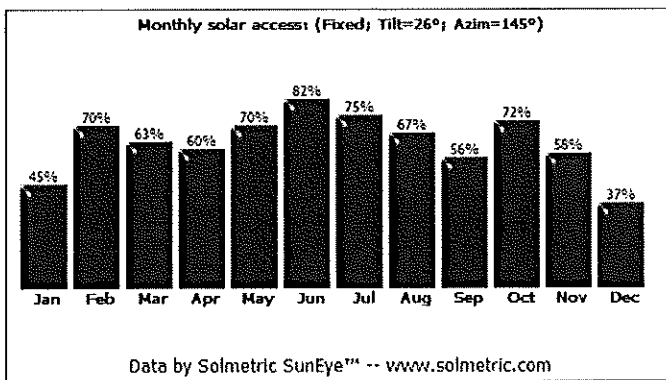
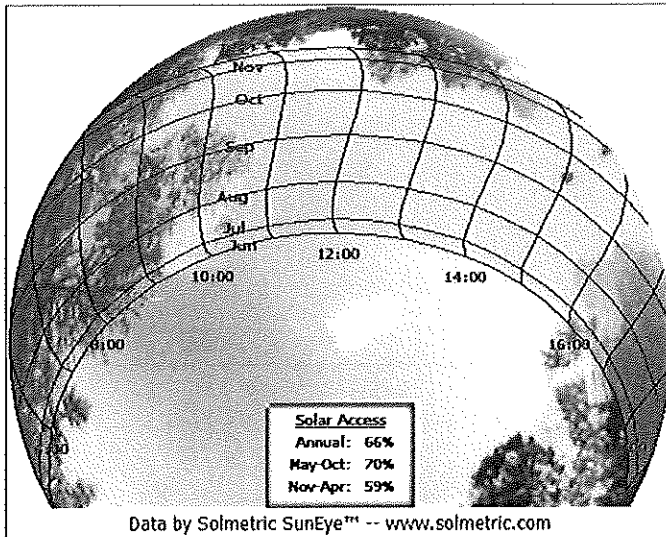


Sky03 -- 10/8/2020 3:57 -- (no skyline note)

Panel Orientation: Tilt=26° -- Azimuth=145° -- Skyline Heading=181°

Solar Access: Annual: 66% -- Summer (May-Oct): 70% -- Winter (Nov-Apr): 59%

TSRF: 62% -- TOF: 94%



**Sky04 -- 10/8/2020 3:59 -- (no skyline note)**

**Panel Orientation:** Tilt=26° -- Azimuth=145° -- Skyline Heading=189°

**Solar Access:** Annual: 70% -- Summer (May-Oct): 77% -- Winter (Nov-Apr): 58%

**TSRF:** 65% -- **TOF:** 94%

