

Belchertown Planning Board  
Minutes – Tuesday – January 8, 2019



Members present: James Natle, Michael Hofler, Daniel Beaudette, Justin Rosiensi and Alice Knittel (alternate voting member)  
Absent: Louis Faassen  
Staff: Doug Albertson, Town Planner and Lynn Sikes, Minutes

Audience Present: William Shattuck, Ryan Linares, representing Clean Focus Renewables, Angela Caspar, Jim Knittel, Justin DeBlois, Kathy Shea, Lee Paddy, Mark Spiro, Marian MacCurdy, Paul Boivin, Sherri Boivin, Judith Mann, Elizabeth Pols and Ken Elstein  
(The public hearings for the commercial solar photovoltaic installations brought a large attendance to this meeting. See sign in sheet attached)

**7:00 pm –J. Natle, Chairman,** opened the meeting, welcomed everyone and read the agenda into the record. There is one Public Hearing for 357 Daniel Shays Hwy for a commercial photovoltaic Solar Installation and a continued Public Hearing to amend the zoning bylaw, 145-28, Commercial Solar Photovoltaic Installations.

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**Minutes of December 11, 2018. MOTION:** D.Beaudette to accept the minutes of December 11, 2018 as written. **Second:** J.Rosienski **No Discussion VOTE:** 4-0-0

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**Bills were endorsed.**  
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**7:05 pm - J.Natle, Chairman, opened the Public Hearing** for a proposed commercial solar photovoltaic installation at 357 Daniel Shays Hwy., Map 226, Lot 45.01, submitted by Clean Focus Renewables, 363 Centennial Parkway, Suite 105, Louisville, CO 70027, as it pertains to bylaw 145-28-Commercial solar photovoltaic installations, Site plan approval 145-27 and Special Permit 145-69. J.Natle read the public hearing notice into the record. The public hearing is now open.

Ryan Linares, representing Clean Focus Renewables was present and addressed the Board. They realize their application is only 30% complete and would like to provide answers to Tighe & Bond's initial review at a continued public hearing.

J. Natle asked if their company is registered to do business within the Commonwealth of Massachusetts. Mr. Linares indicated it is not yet.

J. Natle indicated to Mr. Linares he has two options. He can withdraw the application without prejudice and resubmit at a later time, or the Board can deny the current application due to insufficient information. Mr. Linares indicated they would like to resubmit. He wrote out a request for withdrawal without prejudice and handed it in to the Board. The Board will not charge an additional filing fee when they resubmit.

D. Beaudette reminded the applicant that the Board has a history of requiring cash, not a bond, with regards to decommissioning costs. That could change their budget numbers so make a note of that. Also, if Clean Focus Renewables is a corporation to identify it that way on the application.

J. Natle opened the hearing to the Public.

P. Boivin, Federal Street, thanked the Board for following protocol.

**MOTION:** D. Beaudette to close the public hearing on the proposed solar photovoltaic installation located at 357 Daniel Shays Hwy., Map 226, Lot 45.01 submitted by Clean Focus Renewables.  
**SECOND:** M. Hofler **No Discussion** **VOTE: 4-0-0**

**MOTION:** D. Beaudette to accept the voluntary withdrawal by Clean Focus Renewables for a solar photovoltaic installation located at 357 Daniel Shays Hwy., Map 226, Lot 45.01, without prejudice.  
**SECOND:** J. Rosiensi **No Discussion.** **VOTE: 4-0-0**

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**ANR** – Bradlee E. and Rosemarie C. Gage, Warren Wright Street, Map 216, Lots 41, 43 and 44, submitted by Harold L. Eaton & Associates, Inc. dated December 7, 2018, to combine three lots into one undivided lot, for lot identification plan purposes, Parcel 41, 43 and 44, (Assessors will assign lot numbers later) accompanied by a Form A application dated December 12, 2018. The Board reviewed and discussed the application. All is in order.

**MOTION:** M. Hofler to endorse the ANR for Bradlee and Rosemarie Gage, Warren Wright Street, Map 216, Lots 41, 43 and 44, submitted by Harold L. Eaton & Associates, Inc. dated December 7, 2018, to combine three lots into one undivided lot, for lot identification plan purposes, Parcel 41, 43 and 44.  
**SECOND:** D. Beaudette **No Discussion.** **VOTE: 4-0-0**

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**Discussion Item - From the Planning Board meeting of November 27, 2018,** the public hearing for a commercial photovoltaic Solar Installation located at 763 Federal Street had been closed November 27. The Board took no further testimony or evidence on the project. The owner is the Town of Belchertown and the application was submitted by Citrine Power, LLC, 55 Greens Farms Road, Suite 200-78, Westport, CT 06880.

The Board discussed the project. The project meets the requirements of the bylaws and there is no reason to deny this. It is a very difficult topic but the Board must follow the bylaws. There will be conditions placed on the project, listed below:

Conditions:

- Vegetative screening will be monitored and replaced as needed and maintained for the duration of the project.
- Details of the type of tree are shown on page 4 and shall be followed. If the tree species do not thrive, they may be changed with approval of the planning board.
- Spacing is defined as being 10 foot center to center in a staggered pattern regardless of how many trees it takes to provide screening. This is stipulated on the plans as shown on page 5.0 dated 11/8/18 for 120 feet on the East side and 340 feet on the North side.
- The trees will be eight (8) feet in installed height measured from ground level.

**MOTION:** M. Hofler to approve the site plan submitted by Citrine Power, LLC., 55 Greens Farms Road, Suite 200-78, Westport, CT 06880, as it pertains to bylaw 145-28 Commercial solar photovoltaic installations and Site plan approval 145-27 per drawing dated 11/23/18 for a commercial solar photovoltaic installation at 763 Federal Street Map 218, Lot 2, with the conditions previously stipulated and listed above. **SECOND:** J. Rosiensi **No Discussion** **VOTE: 4-0-0.**

P. Boivin, a direct abutter on Federal Street, asked to address the Board and showed a picture of 30 foot trees available for purchase. He thought the Board had indicated 20 foot trees to be used for screening would be a possibility, and he is disappointed the Board did not follow through on that.

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**J.Natle** - I will appoint Dan Beaudette as Acting Clerk for this meeting due to Louis Faassen' s absence.  
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**8:00 pm - J. Natle, Chairman, reopened the continued Public Hearing** specific to amend, all or in part, the zoning bylaw, 145-28, Commercial Solar Photovoltaic Installations. The public hearing is now reopened. Timing was reviewed to be ready for May Town meeting. By early March the drafted bylaw would need to go to town counsel for their review. There are 3 Planning Board meetings before that with one meeting having a very heavy schedule so there are technically two more meetings to get this 100% drafted.

The Board reviewed and discussed the revised working draft of the bylaw with the audience present.

Items discussed by the Board and audience were: defining the bylaw purpose, including a forest definition, an acreage cap and how to determine that amount; i.e., acreage vs mW, how many acres are needed per megawatt, zoning, Chapter 61A and land viability, slope %, multiple parcels and where setback measurements would begin for those parcels and setbacks themselves.

Discussion ensued that any commercial project would require a Special Permit. If any install was to be used personally up to 2 acres that would be considered "as a right".

Degree of slopes will be researched to determine what percentage would be the best.

Setbacks were discussed and whether to increase those from the current 75 foot. This will be researched on numbers from surrounding towns. Some in the audience are looking for a 200 foot setback.

Proximity of one solar installation to another was discussed. For cell towers there is a 2 mile limit, though that has to do with reception.

Ken Elstein indicated that the Belchertown Community Plan contains language in keeping with the town remaining rural and preserving farm land.

**MOTION:** M. Hofler to continue the public hearing on amending, all or in part, the zoning bylaw, 145-28, Commercial Solar Photovoltaic Installations to January 22, 2019 at 7:30 pm **SECOND:** J. Rosiensi  
**VOTE: 4-0-0**

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Town Planner Report:

- I submitted the Community Preservation application and will be submitting the MassTrails application by February 1, 2019.
- The PVPC technical assistant will be helping us with the solar bylaw draft.


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Members Reports:

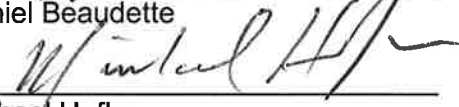
- D.Beaudette - Blue Wave Solar had invited the Planning Board members to visit the application site at 0 Gulf Road. I went to the site with M.Hofler. This was not a meeting. We looked over the site for approximately 1 ½ hours. This was a visual presentation. We did not discuss the project. – I also went to 763 Federal Street and typed up a summary for the record.
  - The November 27, 2018 vimeo is not available as there was a technical glitch and at this time it is lost. They are searching for it and it may be found but now it is unavailable.
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**MOTION:** M.Hofler to adjourn at 9:50 pm. **SECOND:** J.Rosienski **VOTE:** 4-0-0

Meeting adjourned at 9:50 pm

  
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James Natle

  
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Daniel Beaudette

  
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Michael Hofler

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Justin Rosiensi



OFFICE OF  
**PLANNING BOARD**  
Town Of Belchertown

P.O. Box 964  
Belchertown, Massachusetts 01007

SIGN IN SHEET - MEETING OF

Tuesday January 8, 2019

PLEASE ENTER YOUR NAME, TITLE AND ADDRESS ----  
THANK YOU!

Paul & Sherain Bolvin	769 Federal
Ryan Linares	Greenstick's Renewable Energy
Alex Money	3 Hamlock Hollow
Jonathan Quill	231 Franklin
Jaron Reich	231 Franklin
Angela Caspar	47 Segur Lane
Rebecca Bohn	785 Federal St
Elizabeth Pals	North St.
JOE BIERIN	40 WILLOW LN
Jim Knittel	159 Barton Ave
Jordan Man	104 North
Yvonne RAMIREZ	442 S Gulf Rd.
Justin Roblois	442 S Gulf Rd
Stephanie Jo Kent	445 S. Gulf Rd
DENISE PALS	65 Enoch SANFORD RD
Lindsay Peterson	445 S Gulf Rd

Linares

