Belchertown Planning Board
Minutes – Tuesday – October 9, 2018

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

Audience Present: Cela Sinay-Bernie, Managing Partner of Citrine Power, LLC., Pushyamitra Desai, Solar Design Associate with Citrine Power, LLC.; Sue Hevey, Elizabeth Pols, Karl Barry, Chris Barry, Neil Jackson, Steve Garabedian; Matt Parlon and Brian Hunt representing BWC Scarborough Brock, LLC; Atty. Thomas Heidy, representing BWC, Chris Ryan, Meridian Associates for BWC, and Gail Gramarossia. (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 are three continued Public Hearings this evening each regarding commercial solar photovoltaic installations.

With the consent of Cela Sinay-Bernie, Mgr. Partner with Citrine Power, whose continued public hearing was scheduled at 7:00 pm, Sue Hevey of Claymates will go first this evening for her informal discussion on constructing an addition for her business located at 145 State Street.

7:00 pm – Sue Hevey, 145 State Street, B1 Zone - owner of Claymates, was present and addressed the Board. She is looking for information regarding an addition onto her personal home at 145 State Street to operate her business from that site. She had pictures of the site and explained her intent. She would like to incorporate the existing garage into a final constructed 48 x 30 garage for her studio. The Board looked over what she submitted. Access, entryway and parking were discussed. Hours of operation for her business were discussed along with the business adjacent to her property, Footloose dance studio, and her plan to receive a recorded legal right of way from that owner to access her parking area. The Board would like a narrative submitted with the site application addressing traffic. Parking will need to be fully addressed along with ADA requirements, dark sky compliant lighting and signs.

The board reviewed the site plan requirements and what they would need to submit with the application. Specifically 147-27(E) was reviewed.

The Board advised the applicant if she has further questions filling out the application to discuss those with the Building Inspector, Paul Adzima, and the Town Planner, Doug Albertson.

She thanked the Board and left the meeting at 7:30 pm

7:30 pm – J. Natle reopened the Public Hearing for a proposed commercial solar photovoltaic installation at 206 Jabish Street, Map 244, Lot 60, owned by the Belchertown Water District, 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.
Cela Sinay-Bernie, Managing Partner with Citrine Power addressed the Board. She brought the board up to date from the last meeting. The October 9, 2018 letter of Tighe & Bond will be set aside until the next meeting so it can be reviewed. Citrine is waiting for certification from DEP which had been a condition for the permit. They do not have a letter from the Conservation Commission regarding stormwater yet. They will be sending everything to Tighe & Bond for final review.

At this time the meeting was opened to the Board for their input and comments.

The Board discussed a few items. The access gate, height and width of that gate needs to be referenced. The Fire Department requires a 14' width. The 24 hour emergency sign must be posted on the gate with all emergency response numbers. Screening trees and their spacing needs to be accurately shown on the plan. The O&M plan must expressively indicate there will be no pesticide/herbicide application at the site. Please state in the first paragraph of the O&M manual that this is an aquifer which supplies drinking water for the town. The racks have been changed to a non-penetrating ballasted system versus a previously specified post driven racking system. Though it is a higher wattage panel the output is the same.

D. Beaudette indicated the Board’s receipt of a letter which had been requested from James Rice, Esq., addressing Citrine having now filed to do business with the State of MA. He thanked them for the letter.

The Board discussed the decommissioning costs and the inflation rate which would be tied to it. They do not believe the 2% rate will be adequate for 20 years. Possibly look into renewing that portion every five years. The applicant will look into this and look at what another company has just submitted on a similar project with the town and return to the Board for comment.

7:55 pm the meeting was opened to the Public for their input and questions. No Comments.

C. Sinay-Bernie indicated the Board should be receiving a letter from Tighe & Bond indicating all has been addressed.

MOTION: M. Hofler to continue the public hearing on the proposed solar photovoltaic installation located at 206 Jabish Street, Map 244, Lot 60, to November 13, 2018, at 7:05 pm. SECOND: D. Beaudette No Discussion VOTE: 5-0-0

The applicants thanked the Board.

7:58 pm - J. Natle reopened the Public Hearing for a proposed commercial solar photovoltaic installation at 763 Federal Street, Map 218, Lot 2, owned by the Town of Belchertown, 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.

Cela Sinay-Bernie, Managing Partner with Citrine Power was present and addressed the Board. As this is the same company doing the install as the above project at 206 Jabish Street, many of the same items were discussed. C. Sinay-Bernie addressed and updated the Board. The same items as above with the Tighe & Bond letter were briefly reviewed on this project.

8:04 pm - At this time the meeting was opened to the Board for their input and questions.
Items discussed were the view neighbors would have from their 2nd story windows. The board would like a “side view” done from the viewpoint of a 2nd story window showing the panels with the screening spruce trees. The applicant will also confer with the landscapers on this project to see if they have an idea of a better tree to use. The Board indicated that a full landscaping update needs to be submitted.

8:10 pm - At this time the meeting was opened to the Public for their input and questions.

Paul Boivin, 769 Federal Street – he has deep concerns regarding the water. He referenced the DEP letter dated September 18, 2018, which indicated driven-type, ground-mounted solar systems would be denied for those type installations. He submitted pictures after rain where his land was flooded. He reviewed the site plan and access area – culverts – wetlands - and the flooding that occurs. This site is Town property. He questioned if a project like this should have gone out to bid and asked who makes the decisions on town owned property. J. Natle indicated it would be the Town Administrator and Board of Selectmen. Mr. Boivin also had concerns regarding the view from 2nd floors.

C. Sinay-Bernie indicated that the Chairman of Conservation Commission was doing a site visit. She indicated the system was changed based on the DEP letter to a non-penetrating ballasted system. All storm water concerns are being addressed. Swales will now be placed on the site. DEP will be submitting a new letter of approval, though they do not believe there will be any contamination at the site.

The Board indicated they will wait to review the Conservation Commission’s comments.

MOTION: M. Hofler to continue the public hearing on the proposed solar photovoltaic installation located at 763 Federal Street, Map 218, Lot 2, to November 13, 2018 at 7:25 pm SECOND: L. Faassen No Discussion VOTE: 5-0-0

The applicants thanked the Board.

8:22 pm - J. Natle reopened the continued Public Hearing for a proposed commercial solar photovoltaic installation on Gulf Road, Map 215, Lots 4, 5, 21, 22 and 29, submitted by BWC Scarboro Brook, LLC, 137 Newbury Street, 4th Floor, Boston, MA 02116, as it pertains to bylaw 145-28 Commercial solar photovoltaic installations, Site plan approval 145-27 and Special Permit 145-69.

Atty. Thomas Reidy representing BWC Scarboro Brook, LLC and W.D.Cowls, Inc., Matt Parlon and Brian Hunt, Project Mgrs. with BWC and Chris Ryan, Project Mgr. with Meridian Associates were present and addressed the Board.

The following have now been submitted by BWC – Supplemental Analysis Overview, Proposed Conditions Area Plan, Plan Set, Stormwater Report, Memo addressing impacts on cold water Fisheries, View shed Analysis Property Value Impact Report and Existing Grade Plan. They are waiting for feedback and the report on the habitat site visit.

Chris Ryan of Meridian Associates addressed the Board and gave an update on Tighe & Bond’s 2nd review and what they will be revising. The uphill side of the gravel road and swale were discussed. Basins, storm water analysis, A soils vs B soils and volume of water with overflow and 100 year flood numbers were discussed. The basins have been “over-designed” based on requests and concerns of the
audience, conservation commission, and the Board. Plans will be revised based on comments and sent back in. Soil testing was discussed and will be done Oct. 12th, 2018.

Matt Parlon discussed the viewshed analysis that was submitted. The methodology was discussed. The addresses they used for this were questioned along with including 2nd story views, not only street level. They were told Gulf Road, So. Gulf Road and East Amherst should be included. D. Beaudette asked if they could superimpose what they have submitted on the Assessor’s Map. This will be done and resubmitted.

At this time the meeting was opened to the Public for their input and questions.

Ellen Hopman, 67 Munsell Street, asked if an archeological study has been done. J. Natle indicated the MEPA report should address that and there is no intention of getting a third party to look into this. She indicated she will look into it. She was advised to check with the Mass Historical commission for information.

Leslie Franks, 81 No. Gulf Rd. – she is requesting the view shed be done at higher levels rather than just street views.

Ken Elstein, 76 North Street – is also concerned regarding the view shed and to include Amherst and many other addresses along with including 2nd story views, not just street level.

Elizabeth Pols, 44 North Street – has concerns regarding clearcutting. She asked the applicant to point out on the map where that would begin and end, which they did. She asked if they could do a 3D actual view rendering. They will do that though it does not always answer the vision question.

Chris Page, 236 Gulf Road – also would like information on views from different heights. 30 feet would be good. Also, please address the summer vs winter difference.

Edwina Cruise, 615 No. Gulf Road – I am so impressed by the care this Board is taking. Thank you. Her concern is with water and runoff and who is responsible and restores things after any damage has occurred.

Steve Garabedian, 803 Federal Street – he has concerns with water and water storage. He has concerns with the design they have used. What about B soils? He believes what has been submitted is an inadequate report. J. Natle indicated the analysis and questions of this board will continue on this topic. M. Hofler indicated he believes the applicant should be given credit as they were asked to do a “robust” design, and they have submitted that.

Judith Mann, 104 North Street – She displayed pictures from a solar site in Ware and the erosion that has resulted. She has concerns regarding runoff. Also in Orange, the solar array site and damage resulting in gullies from rain runoff.

Lee Paddy, So. Gulf Road – she has concerns for the underground springs.

J. Natle asked the applicants to discuss the Property Value Impact report. They summarized the report and how they chose addresses. D. Beaudette indicated using the Assessor’s values is not the way to approach this. An appraisal needs to be done on properties that sold near a solar project. The last market value was done in 2015. This information is anecdotal information. They will revamp this report.

M. Hofler stated the O&M plan must expressly indicate there will be no pesticide/herbicide application at the site. Also that town officials are allowed access for independent inspections and verification of erosion, vegetation, etc.
D. Beaudette asked their counsel to submit a letter stating they have filed with the State of MA and are allowed to do business in the State and to confirm that the application, in his opinion, is in good standing.

L. Faassen – please get interconnection information to us as well.

Atty. Michael Aleo, from the firm Lesser, Newman, Aleo & Nasser, introduced himself to D. Albertson indicating he is representing some of the audience members.

**MOTION: M. Hofler** to continue the public hearing on the proposed solar photovoltaic installation located at Gulf Road, Map 215, Lots 4, 5, 21, 22 and 29, to November 13, 2018 at 8:00 pm. **SECOND: L. Faassen**

No Discussion **VOTE:** 5-0-0

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**ANR – The Roger L. Archambault Trust, Marc Dugre, Trustee, Granby Road, Map 267, Lot 24.17 and Ludlow Road, Map 267, Lot 24, submitted by Thomas Wilson & Associates, revised date July 9, 2018, to reconfigure lot lines of Lot 24.17 and Lot 24, as shown on Plan submitted as Lot 12A and Lot 21A (Assessors will assign lot numbers later) accompanied by a Form A application dated September 21, 2018. The Board reviewed and discussed the application along with the Trustee and Personal Representative forms which were submitted. The Board questioned the lines due to the angles and is concerned that it remains a buildable lot or estate lot – Lot 12A is being decreased. Contingent upon clarification of this, we will authorize M.Hofler, as single signature to approve the ANR with confirmation that the estate lot meets the building lot envelope and has the required frontage.**

**MOTION: D.Beaudette** to endorse the ANR for The Roger L. Archambault Trust, Marc Dugre, Trustee, Granby Road, Map 267, Lot 24.17 and Ludlow Road, Map 267, Lot 24, to reconfigure lot lines of Lot 24.17 and Lot 24, as shown on Plan submitted as Lot 12A and Lot 21A contingent upon clarification of lot lines and that the building lot envelope has the required frontage. **SECOND: M.Hofler** **VOTE:** 5-0-0

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**ANR – The Roger L. Archambault Trust, Marc Dugre, Trustee, No. Washington Street, Map 249, Lot 111, submitted by Thomas Wilson & Associates, revised date September 21, 2018, to divide Lot 111 into two lots, creating Lot 138 and Lot 138-E, as shown on submitted Plan (Assessors will assign lot numbers later) accompanied by a Form A application dated September 21, 2018. The Board reviewed and discussed the application.**

**MOTION: M.Hofler** to endorse the ANR for The Roger L. Archambault Trust, Marc Dugre, Trustee, No. Washington Street, Map 249, Lot 111, submitted by Thomas Wilson & Associates, revised date September 21, 2018, to divide Lot 111 into two lots, as shown on submitted Plan as Lot 138 and Lot 138-E. **SECOND: D.Beaudette** No Discussion **VOTE:** 5-0-0

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**ANR – The Roger L. Archambault Trust, Marc Dugre, Trustee, Granby Road, Map 267, Lot 24.21 and Lot 24.20, submitted by Thomas Wilson & Associates, revised date September 21, 2018, to reconfigure lot lines of Lot 24.21 and Lot 24.20, as shown on Plan submitted as Lot 24A and Lot 25A (Assessors will assign lot numbers later) accompanied by a Form A application dated September 21, 2018. The Board reviewed and discussed the application.**

**MOTION: M.Hofler** to endorse the ANR for The Roger L. Archambault Trust, Marc Dugre, Trustee, Granby Road, Map 267, Lot 24.21 and Lot 24.20, submitted by Thomas Wilson & Associates, revised date September 21, 2018, to reconfigure lot lines of Lot 24.21 and Lot 24.20, as shown on Plan submitted as Lot 24A and Lot 25A. **SECOND: D.Beaudette** No Discussion **VOTE:** 5-0-0

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Minutes of September 25, 2018. Motion: D. Beaudette to accept the minutes of September 25, 2018 as written. Second: J. Rosienski No Discussion VOTE: 5-0-0

Bills were endorsed.

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Town Planner Report:
- Reviewed items on the next meeting agenda. The discussion to amend the solar bylaw, Scott Nielsen will be in to talk about the sidewalks in Hickory Hills and review that topic and solution.

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Members Reports:

J. Rosienski – PVPC will be meeting on Oct. 11th. I will be attending.

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MOTION: L. Faassen to adjourn the meeting at 10:40pm. SECOND: D. Beaudette VOTE: 5-0-0
Meeting adjourned at 10:40 pm

James Natle

Daniel Beaudette

Michael Hofler

Louis Faassen

Justin Rosienski
Please enter your name, title and address ----
Thank you!

Paul Bevin 769 Federal St.
Sherri Bevin 769 Federal St.
Elizabeth Rhys 44 North St.
Kathy Shea 777 Federal St.
Ken Esten 76 North St.
Karen Chrisman 76 North St.
Art Caffin 449 S. Gulf
Steve Garabedian 303 Federal St.
Jane Williams 514 Amhurst Rd.
Pooh Hilt 111 Huntington Ave.
Loren Walker 121 Gulf Rd.
Abby LeCroy 7 Blue Wave
Bryon Hilt 7 Blue Wave
SIGN IN SHEET - MEETING OF
Tuesday October 9, 2018

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

Celia Beaulieu, Citizen Power
Dushya Dena, CITRINE POWER
Lois Barry, 363 South Gulf
Karl Barry, 363 South Gulf
Lyne Alley, 145 State Street
Evel Zabot, 145 State Street
Allen Hopfman, 67 Munsel St
Marion Miller, 619 M. Gulf Rd
Kathie Dallous, 401 S. Gulf Rd
Matt Feiner, Blue Wave Solar

Jedra Mann, #17 North
Mike Mior, #17 North

Chris Lloyd, 425 S. Gulf Rd.
Parnell O'Brien, 381 S. Gulf Rd.
PLEASE ENTER YOUR NAME, TITLE AND ADDRESS ----
THANK YOU!

SABRINA HAMMON 498 S. GULF RD
DANIEL GREEN 498 S. GULF RD
GAIL GRANROSSA 39 N. MAIN STREET
MEREDITH MILLS 53 W. TWO PONDS RD
MARK SPIRO
SUSAN WALTER 4455 GULF RD
LESLIE TILLER 81 GULF RD
HEIDE ZAJONC 581 N. GULF RD
STEPHANIE JO KENT 445 S. GULF RD
LINDSEY BERGER 445 S. GULF RD
SANDRA LANGE 256 GULF RD
CHRIS
JOHN COTTON 454 GULF RD
PAUL KAPLAN 55 NORTHERN ST
CHRIS RONKESI 11 W. TWO PONDS RD