Belchertown Planning Board
Minutes – Tuesday – November 13, 2018

Members present: James Natle, Michael Hofler, Daniel Beaudette, Louis Faassen, Justin Rosinski 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., Kevin Hartzell of SWCA for Citrine, Paul Boivin, Sheri Boivin, Susan Hevey, Dale Zaleski, Matt Parlon and Brian Hunt representing BWC, Josh Lariscy, representing BWC, Mark Spiro, Gail Gramorossa, Judith Mann, Leslie Franks, Elizabeth Pols, Marian MacCurdy, Mark Spiro, Steve Garabedian, Ken Elstein, Atty. Thomas Reidy, representing BWC and Chris Ryan, Meridian Associates for BWC. (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.

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Minutes of October 23, 2018. Motion: M. Hofler to accept the minutes of October 23, 2018 as written. Second: L. Faassen  No Discussion  VOTE: 5-0-0

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Bill were endorsed.

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7:05 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 was in attendance and updated the Board from the previous meeting. All items from that meeting have now been addressed. A new letter from Tighe & Bond, dated November 13, 2018, has been received. They reviewed that letter with the Board.

The Board wants Tighe & Bond to concur with Item #2 being addressed. Namely the existing grade show a small water quality swale-like structure is provided to detain local increases in runoff as well as collect potential sediments.

They will increase the percentage on the decommissioning of the project from 2% to 2.5%. The emergency contact information will be posted on site, which is reflected on the newly submitted detail plan. The telephone number will be on this showing the 24 hour phone number. Within the O&M it will specifically say NO pesticides or herbicides will be used.

The design for the vehicular access along the perimeter fence has been changed. This was reviewed with the Board.

7:10 pm - J. Natle opened the hearing to the public present for comments. There were no comments.
MOTION: M. Hofler to close the public hearing for a proposed commercial solar photovoltaic installation at 206 Jabish Street, Map 244, Lot 60, 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. SECOND: D. Beaudette No Discussion VOTE: 5-0-0

At the next Planning Board meeting, with all conditions showing they have been addressed, i.e., within the decommissioning report 2% changed to 2.5%, Item #2 of Tighe & Bond’s November 13, 2018 letter being addressed, within the O&M specific language showing NO pesticides/herbicides, 24 hour emergency phone number being posted on site, the approval will be signed.

7:31 pm - J. Natlo requested 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 updated the Board from the previous meeting. A new letter from Tighe & Bond, dated November 13, 2018, has been received. They reviewed and discussed it with the Board.

The Board wants Tighe & Bond to concur with Item #2 being addressed. Namely the existing grade show a small water quality swale-like structure is provided to detain local increases in runoff as well as collect potential sediments. The decommissioning report will change from 2% to 2.5%, within the O&M it will clearly be noted that NO pesticides/herbicides will be used; 24 hour emergency phone numbers will be clearly posted on site.

M. Hofler asked if the site line from a second floor residence has been addressed. K. Hartzell indicated it was hard to determine. M. Hofler showed on the map what he is asking. That now being understood he will go back and address this.

Water on the site with wetlands vs stormwater was discussed. J. Rosienki asked about the access road being washed out.

7:42 pm - At this time the meeting was opened to the public for their input and questions.

Paul Boivin – 769 Federal Street – he discussed the water on the project’s site along with the ownership of the land. He submitte several pictures of the site showing the water in the field. He questioned if spruce trees were the only buffer trees being considered. For example, could flowering fruit trees be considered? He asked if Citrine is selling electricity back to the town or just back to the grid.

D. Beaudette – asked if ConCom has given its final determination. C. Sinay-Bernie indicated they have not due to ConCom’s last meeting being cancelled. The next meeting for ConCom is schedule for November 26th. With several questions regarding water on the site, the Board would like ConCom’s input. Contamination anc leakage from panels was discussed. C. Sinay-Bernie indicates there is no contamination from the panels. There is no leakage, no contamination out of these panels. Studies show the panels do not shatter.
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 27, 2018 at 8:00 pm SECOND: D. Beaudette  No Discussion VOTE: 5-0-0

They thanked the board and left the meeting at 8:40 pm.

7:00 pm – Susan Hevey, 145 State Street, B1 Zone – applicant and owner of Claymates, was present and addressed the Board. She has submitted a site plan application to add an addition onto her personal home at 145 State Street to operate her business from that site. She reviewed the application and details of the site with the Board. This would be a 30 x 60, 1800 sq. feet addition. Setbacks were also shown. She has now changed the access way so access is solely on her property as opposed to sharing and receiving a right of way from the abutting business Footloose. Access, entryway, ADA parking, the driveway, trash and hours of operation for her business were discussed. She submitted a narrative regarding traffic. Parking will include 2 ADA parking spots. Lighting will be dark sky compliant. Any signage would be on the building. There will be no fencing.

The Board discussed submitting architectural design plans as a condition of approval. They also discussed deliveries at the business. S. Hevey indicated this is mostly done by UPS, but if it were to be a large delivery she will address this and possibly order more frequently to avoid the need for any large truck being required.

MOTION: D. Beaudette to approve the site plan application for Susan Hevey, dba Claymates, at 145 State Street, approval subject to architectural design plans being submitted. SECOND: L. Faassen Discussion. M. Hofler, as depicted on the Sherman & Fredryk, LLC plan dated November 13, 2018 with the following condition: Architectural design plans to be submitted. So amended. VOTE: 5-0-0

S. Hevey thanked the Board and left the meeting at 9:01 pm

9:01 pm – L. Faassen left the meeting at this time. He stated he will review the video of the meeting once it is posted on Vimeo to hear the next public hearing.

9:02 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 Josh Lariscy, Project Mgrs. with BWC and Chris Ryan, Project Mgr. with Meridian Associates were present.

Chris Ryan updated the board. They have been working with the planning board’s peer review engineer, Tige & Bond, on details and have just received their latest review letter dated November 13, 2018. He reviewed that letter with the board.

P. Chase Bernier, Sr. Ecological Scientist, BSC Group working on behalf of the planning board presented the wildlife habitat analysis. He did a site visit on October 5, 2018. He reviewed his analysis with the Board.
The Board reviewed the summary with Mr. Bernier and discussed those findings. Some items discussed were the soft edge habitat, the gap of 6” under fencing, endangered species, long eared bats, pollinators, amphibians, reptiles and the impact on downstream areas including Scarborough Brook.

The Board discussed his recommendations. Some items discussed were that tree removal within the 100-foot Buffer Zone to wetlands and tributaries to Scarborough Brook should be avoided. The perimeter Security Fence should be 6” from the ground, not 4” and the top and bottom rail should not include any sharp points or edges.

C. Ryan indicated that the spreading of wood mulch has now been removed. Hay bales have also been removed and straw bales will be used instead. Mr. Bernier’s report points out that hay bales can spread invasive plants and other methods are better. Other than around the perimeter, filter socks will be used.

The meeting was opened to the public for any comments.

Judith Mann – 104 North Street – please clarify on page 6 of the report, “adjacent to areas of Industry” as there are none. Mr. Bernier indicated there were two sand pits in close proximity.

M. Spiro – he is concerned about the 50’ wetland buffer zone and how would wetlands be protected against heavy construction equipment.

Atty. Tom Lesser and Atty. Michael Aleo asked the board to consider placing conditions on the approval of raising the fence to make it a foot off the ground and increasing the buffer zone to 100’ to protect the wetland from any disturbance. Conditions to protect wildlife should be utilized as much as possible.

Steve Garabedian, Ph.D., read from his analysis of “Stormwater Analysis and Calculations Report”. As additional information has come to light from tonight’s meeting, that information is not addressed in this report. He believes parts of the site still have not been adequately addressed. He went over the items in his report with the Board. J. Natle we will reach out to Tighe & Bond asking for their recommendation regarding Mr. Garabedian’s items 1, 2 and 3 from this report.

J. Natle indicated that several new reports have been submitted tonight by BWC. He is disappointed in the market analysis report; the board wanted a report from an appraiser, not what has been handed in.

He informed the applicants that at this point they know what the Board wants and what the public wants. We will continue this hearing for one more month and the applicant should have everything complete.

MOTION: D. Beaudette 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 December 11, 2018 at 7:30 pm. SECOND: M. Hofler No Discussion VOTE: 4-0-0

Town Planner Report:
- He is going out with Louise Levy and her high school students tomorrow to the trail project and state school campus so they can explore and get some ideas.

Members Reports:
- M. Hofler – we asked Scott Nielsen of Hickory Hill to submit a minor modification to their site plan application. D. Albertson – they have asked their engineer to do that.

MOTION: M. Hofler to adjourn the meeting at 10:55 pm. SECOND: J. Rosienski VOTE: 4-0-0
Meeting adjourned at 10:55 pm

[Signatures]

James Natle
Daniel Beaudette
Michael Hofler
Louis Faassen
Justin Rosienski (had left not early)
Tuesday, November 19, 2019

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

Mark Sprio  Two Rocks Rd.
Marin Macurdy  
Shane Basnock  W.O. Cowles, Mgr.
Elizabeth Pols  North St.
Barb Wilh  177 Federal St.
Steve Carabedian  803 Federal St.
Marton M.  619 N Gulf Rd.
Denny Loughran  263 Gulf Rd.
Stacy Chaljurt  454 Gulf Rd. (Chalfont)
Karen Chiaram  376 North St.
Ken Elstein  401 S Gulf Rd.
Deidre Dollard

OFFICE OF
PLANNING BOARD
Town Of Belchertown
P.O. Box 964
Belchertown, Massachusetts 01007

SIGN IN SHEET - MEETING OF
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PLEASE ENTER YOUR NAME, TITLE AND ADDRESS ----
THANK YOU!

Edwina J. Cruise, 615 N. Gulf RD.
OFFICE OF
PLANNING BOARD
Town Of Belchertown
P.O. Box 964
Belchertown, Massachusetts 01007

SIGN IN SHEET - MEETING OF Tuesday November 13, 2018

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

© Carla Bernie  Citrine Roof
© Kevin Hatzell  SWCA (Citrine Roof)
Paul Bavin  769 Federal Street
Sherri Bavin  769 Federal Street
Susan Hossger  145 State St.
Dale Zelkin  " 
Matt Glinn  " 
Josh Larsen  Blue Wave
Elise Farness  Board of Selectmen
Debra Haller  3rd Chauncy Walker
Deziree Barnaud  871 Federal St.
Jane Williams  514 Ambassador Rd.
Eva Barry  363 S. Gulf
Karl Barry  363 S. Gulf
Paul Kaplan  85 North St.
Kevronne Foy  85 North St.
Joan Saperstein  579 N. Gulf Rd.
Tammy Ryan  837 Federal St.
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