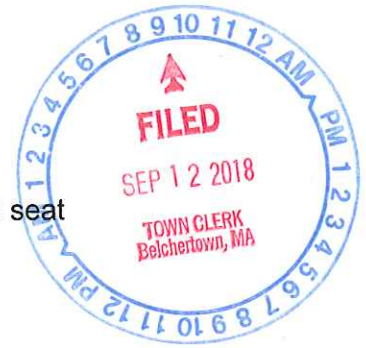


Belchertown Planning Board
Minutes – Monday – August 27, 2018



Members present: Michael Hofler, James Natle, Daniel Beaudette, Louis Faassen
Also present: Alice Knittel and Justin Rosienski – applicants for open planning board seat
Staff: Doug Albertson, Town Planner and Minutes

This is at the regularly scheduled selectmen's meeting to appoint a new planning board member to the next town election.

7:10 pm –J. Natle, Chairman, opened the meeting and explained the vacancy and the process for filling it. He introduced Ms. Knittel and Mr. Rosienski, the two applicants.

Ms. Knittel stated she has been a resident for 9 years, lives on Barton Avenue, and is a retired clinical pharmacist, having worked at the VA hospital. She is now adjunct faculty at the Western New England University College of Pharmacy. She became active working with the selectmen on the Granby shooting range noise issue and thanked them for their help. She feels it is very important to have good planning and that she can help.

Mr. Rosienski offered that he grew up in Granby. He has degrees from Westfield State University in Environmental Science and Geography and Regional Planning. He worked in environmental compliance for five years, and then in quality control, testing chemicals and materials, including glass and solar panels. He has lived in Belchertown for three years and sees the planning board as a good opportunity to contribute and learn.

Mr. Natle explained that the opening is to the next town election. He hopes whoever is appointed will want to keep serving and will run for election then. The election would be for the remainder of the term, which would be three years. He asked both candidates if they think they would want to do that and both answered yes.

Mike Hofler posed a scenario and asked the candidates if they could be comfortable making decisions that could go against people they know, such as neighbors. Mr. Rosienski said that a vote has to be in the interest of the town and not individuals. He would not have difficulty making such decisions. Ms. Knittel said that it important to listen to everyone to learn what the issues are, and then to also have good clear guidelines to work from.

Dan Beaudette said the board's past practice has been to bring up individuals who have put in their time as alternates or associates.

The selectmen asked some questions of the candidates. Mr. Archible said that five minutes isn't enough time to get to know the candidates and make a decision, so he will pass. Ms. Grammarossa thanked both candidates for volunteering for the community. She asked each their plans for learning the job quickly. Mr. Rosienski replied he hopes the rest of the board would guide him as to the details, processes, and rules. He can then make his own decisions. Ms. Knittel also would like the board's guidance. There is always a need to learn more.

Herbicide/pesticides were discussed. There will be a condition on the permit that no pesticides or herbicides can be used.

There will be a cash bond issued. This was discussed along with it being tied to the inflation index. The Board will confirm with the Town Treasurer and the Town Accountant for language.

8:07 pm - At this time the public hearing was opened to the public for any comments.

Questions from the audience included how the decommissioning of the site would be handled. Also if the panels cracked would they leach into the ground? The inflation index was questioned and where the cash for the bond is held. These questions were answered.

The total time for construction to be completed is estimated at approximately 4-5 months.

The Board summarized that the O&M will indicate no pesticides/herbicides. There will be an annual check of the fire protection system within the energy storage building, the trees in both locations will be added to the detail on the site plan, they will place a temporary flag at 14-feet in height for 48-72 hours, they will provide the specs on the NEC code which justifies the waiver on the fence, what the actual voltage is within the system, the information on the chemicals used in the fire protection system. Also, Tighe & Bond needs to correct the title in their response letter (not a special permit), and clarify #2 within their letter. The applicant will then need to respond to that item. When they have meet with the Conservation Commission any comments and information will need to be submitted to the Planning Board, and the final terms of the performance agreement will be confirmed.

MOTION: L.Faassen to continue the public hearing on the proposed solar photovoltaic installation located at Bardwell Street, Map 272, Lot 5, to September 25, 2018 at 8:30 pm **SECOND:** M.Hofler **No Discussion VOTE:** 5-0-0

The applicants thanked the Board.

8:22 pm - J. Nattle reopened the continued Public Hearing for a proposed commercial solar photovoltaic installation at 400 Franklin Street, Map 272, Lot 68, submitted by Borrego Solar Systems, Inc., 55 Technology Drive, Suite 102, Lowell, MA 01851 as it pertains to bylaw 145-28-Commercial solar photovoltaic installations and special permit bylaw 145-69 and read the public hearing notice into the record. J. Nattle reminded the audience members of the public hearing process.

David Albrecht updated the Board from the August 14, 2018 meeting. This is a 4.7 megawatt system, not a 6 mW as previously shown. The formula which had been utilized showed incorrect math. They will be meeting with the Conservation Commission on September 10, 2018.

Tighe and Bond's August 27, 2018 letter was discussed and reviewed. There will be approximately 1 acre of tree clearing. There will be very little grading required. Detail grading on the new driveway will be done and shown on the map as requested in #2 of the letter. The existing residential driveway was discussed and the layout discussed.

Item #1 of Tighe & Bond's letter also needs to be confirmed that it has been addressed.

Two waivers were being asked by Borrego. After discussion and with input of the owner, Tom Roberts, they will now be asking for a fence height waiver only.

A PILOT program was discussed. The Board has asked the applicant to pursue this with this project. The applicant understands this and is in conversation with Gary Brougham, Town Administrator.

The decommissioning of the project was discussed. If in the future there was a new owner of the solar project, we will ask our town treasurer and accountant on how to approach this. We would want to be fair to both parties going

forward. The applicant will look to see if they have information on a similar project which they will send to the Board.

Yearly inspection of the fire protection system and no herbicides/pesticides are to be included in the O&M.

At this time the public hearing was opened to the public for any comments.

Comments from the audience included the concern over bonding companies that went bankrupt. Confirmation with the Secretary of State on these company ratings should be checked yearly. The Board thanked him for his comment.

Waiver being requested:

1 - Fence height – Bylaw145-21.C requires a maximum height of six feet, except in the B-2 zone which allows a maximum of eight feet. As the National Electric Code requires a solar farm to be secured by a 7-foot high fence we have revised the site plan to show a 7-foot high chain link fence with a 6-inch wildlife gap at the bottom.

The Board asked for the specific code from the National Electric Code to be referenced where it indicates the fence requirement.

MOTION: M.Hofler to continue the public hearing on the solar polar photovoltaic installation located at 400 Franklin Street, Map 272, Lot 68, submitted by Borrego Solar Systems, Inc., 55 Technology Drive, Suite 102, Lowell, MA 01851 to September 25, 2018 at 8:35 pm. **SECOND:** D.Beaudette **No Discussion VOTE:** 5-0-0

D.Albrecht and J.Farkes thanked the board and left the meeting at 8:53 pm

ANR – This ANR was approved on August 14, 2018 by the Board. Due to a clerical error, it is being resubmitted with the correction. The Board reviewed the error regarding Parcel A and the frontage which now reflects and shows the .42 feet with the original 139.58 feet to total 140 feet of road frontage. All other items of the application are the same.

MOTION: D.Beaudette to endorse the corrected ANR as revised for Glenn Wilson and Duane Wilson, North Street, Map 205, Lot 115, to create Lot 1, known as 208 North Street, and Lot 2, a non-buildable lot. Parcel A, #200 North Street, now shows a total of 140 feet of road frontage. **SECOND:** J.Rosienski **No Discussion VOTE:** 5-0-0

Other – Endorsement of the As-Built Plan for Harris Way. This has been completed as a subdivision and is simply a formality. It needs to be signed to file with the Registry of Deeds. The Board signed the As-Built.

Discussion – ZBA recommendation regarding 111 Channel Drive, applicant, Gary Mescon and Mighty Xee, requesting a special permit to demolish and rebuild a single family residence. This is a non-conforming existing lot in the Lake Residential zone (LR), Map 101, Lot 53. The Board discussed the special permit request. They have addressed the 3 criteria within 145-69, items a, b and c. This is consistent with other permits we have approved.

MOTION: M.Hofler to recommend to the Zoning Board of Appeals they grant the special permit request of Gary Mescon and Mighty Xee to demolish and rebuild a single family residence. This is consistent with other permits in that area we have approved. **SECOND:** D.Beaudette **Discussion:** D.Beaudette – this is in the best interest of the community to lift the veil on these small cottages to allow owners to build suitable housing. **VOTE:** 5-0-0

Other – continued discussion on Retail Marijuana application and fees. The board reviewed and discussed the bylaw. Abutters list and the distances were discussed. The security aspect was reviewed. D.Albertson will revise the application based on what has been discussed and send it to the Board and Police Department for further input.

Minutes of August 14, 2018. Motion: D.Beaudette to accept the minutes of August 14, 2018 as written. **Second:** L.Faassen **No Discussion VOTE:** 5-0-0

Bills were endorsed.

Town Planner Report:

- Albertson welcomed Justin as a full member of the Board and Alice as the new Alternate Voting member for special permits. He encouraged them to approach any and all of us for any questions or information they may have.
- He reminded the board not to violate the Open Meeting Law, specifically with emailing.
- At our next meeting we will have Citrine Power in for their solar applications at 206 Jabish Street and 763 Federal Street. These are small projects. I've started looking them over and they will need to address a couple things.
- We have BWC Scarborough Brook, LLC on the Gulf Road solar project in again on September 25th.
- We have 5 preliminary subdivision plans submitted for W.D. Cows. We will try and do all together at our next meeting.
- There are another three preliminary subdivision plans which have been submitted we will review at a later date.
- We possibly have a Marijuana application coming in. D.Beaudette – there are 3 perspective companies coming in. They would sign a host agreement with the Town, and then Boston would look at license approval. When they are licensed, then they can do a site plan. With an approved site plan they can get a building permit issued.
- The Trail project is coming along. I went with Erica and looked at the site for conservation issues. Team Jessica met to get the next round of fundraising going. Coming along quite well. We will submit another community preservation application. We hope to have it marked out on the ground this fall.

Members Reports:

- D.Beaudette – from the special town meeting the select board has remanded back to the planning board those items for review and discussion. Do we need to schedule an additional meeting to handle them? J.Natie – we should be able to look at those in October. We will want to make sure we watch dates, and continue public hearings, so the Annual Town Meeting is within the time frame required – even if the application is approved we will continue the meeting.
- M.Hofler – repairs to Upper Bondsville dam – I went out to look at it and I was very impressed with the work being done; the fencing, bales of hay and pegging, is all in compliance with conservation. Very impressed with the quality of work being done to protect the stream bed and stream.
- D.Beaudette – Sierra had been our appointed PVPC representative. We should appoint a new representative. J.Rosienski – I will offer to do this.

MOTION: M.Hofler to appoint Justin Rosiensi as our representative to the Pioneer Valley Planning Commission.
SECOND: L.Faassen. **VOTE:** 5-0-0

J.Natie – The Christopher Heights ribbon cutting ceremony will be held on September 12, 2018 from 2-4 pm. Anyone interested is asked to RSVP by September 5th by calling 413-323-5500.

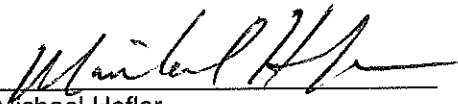
- I would also like to welcome and thank our newest members to the board. Thank you for offering your time.

MOTION: L.Faassen to adjourn the meeting at 9:47 pm. **SECOND:** M.Hofler **VOTE:** 5-0-0 Meeting adjourned at 9:47 pm

James Natle



Daniel Beaudette


Michael Hofler


Louis Faassen


Justina Rosiensi



OFFICE OF
PLANNING BOARD

Town Of Belchertown

P.O. Box 964
Belchertown, Massachusetts 01007

SIGN IN SHEET - MEETING OF

Tuesday August 28, 2018

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

Bob FERENZ 200 WARE ROAD

Thomas Terem 260 Ware Rd.

Ruth Ferenz 110 Ware Rd

Chris Spollen 112 Bennett St

Josh Farkel 10 Island View Rd Hull MA 02041

David Albrecht 55 Technology Drive Lowell MA

Kathleen Couture 347 Bardwell St.

Roger Couture 347 Bardwell St.

Mike Spis 113 Ford POND RD

Tom & Maayle Roberts 400 Franklin St

Gail Gramarossa 39 N. Main Street

Elizabeth Pals 44 North St.