

Belchertown Planning Board  
Minutes – Tuesday – September 11, 2018



Members present: Michael Hofler, James Natle, Daniel Beaudette, Louis Faassen, Justin Rosiowski 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., Elizabeth Pols, Bruce Wallace, Paul and Sherri Boivin, Kimberly Paunkai from the Sentinel, Anne Mileski, Kathy Shea, Rebecca Bolton, K. Carney and Kenneth Elstein.

**7:00 pm –J. Natle, Chairman,** opened the meeting, welcomed everyone and read the agenda into the record. There are two Public Hearings this evening regarding commercial solar photovoltaic installations.

**7:00 pm - J. Natle** opened 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. J. Natle read the public hearing into the record. J. Natle informed the audience members of the public hearing process and asked the applicant to present their application to the Board.

Cela Sinay-Bernie, Managing Partner with Citrine Power, was present and addressed the Board. She went over the application and brought the board up to date on their meetings with the Conservation Commission and DEP.

The Order of Conditions was approved by Conservation at their meeting last night. All performance standards were met and this project does not trigger stormwater. Peer review has not been received as of yet. When that has been received the applicant will return to the Board and address several additional requirements for this application. They wanted to have all preliminary requirements from Conservation addressed along with any issues with DEP and have a follow up meeting to complete all requests from Boards.

The Board discussed the following items of the application: ballasts vs driven posts, decommissioning of the site, bond vs cash to be held for the decommissioning, galvanized metal, 6' black vinyl chain link fence with a 6" gap at the bottom, lighting, signage, access, snow removal and storage, visibility of the site from the road, vegetation to be installed for screening, Operational and Maintenance manual, herbicides and pesticides, setbacks regarding the well heads at the site and the wetland area between the road and the wetland would be an appropriate area to add screening. There will be no power storage or batteries on site. If the site results in high voltage they would need a 7' fence which would mean a fence waiver. The Board requested that all items on the plan be labeled when they return. They need to show where gate access would be and where the transformer pad will be. The Fire Department approval needs to be received.

The Board asked the applicant how long they have been in business and to provide a little history of the business. They are a Delaware corporation with offices in CT and MA. The fact that they are not registered to do business in MA was discussed. The applicant was informed that this is not the proper way to proceed and they should be registered to do business in MA prior to filing an application. The applicant indicated this is in the process of being completed. The Board asked that their legal counsel send a letter indicating all has been ratified and it is a legal application.

The interconnection with National Grid was briefly discussed. Massachusetts is at the forefront with renewable energy. The SMART program is nearly open and is approximately 95% complete. Each solar project is put into a queue for approval to be added to the grid. The power company then does their own study on the site and interconnection which right now is resulting in delays as Belchertown has several of these pending.

**7:38 pm** the meeting was opened to the Public for their input and questions;

Ann Mileski, 264 Jabish Street is concerned with water contamination. If there were to be an issue who would resolve and pay for this? The applicant indicated that the ballast system should put residents' minds at ease as the ground would not be opened. They are trying to get the 8 years of data that are currently available from other solar projects on similar sites.

Kathy Shea – 774 Federal Street has concerns as to why well areas would be considered for projects like this. J. Natle indicated that water entering an aquifer comes from a wider area, not just right at the well area. The Board indicated they are looking forward to getting State data on these questions and what the data might indicate.

Bruce Wallace – 636 Daniel Shays Highway, also has concerns on contamination. Could that come from the support system or from the panel composition? The applicant indicated there is no contamination from either of these. The applicant indicated if a panel breaks we know immediately and we fix it though we do not believe there is any contamination. We are also requesting data on this subject from DEP.

**MOTION: M. Hofler** to continue the public hearing on the proposed solar photovoltaic installation located at 206 Jabish Street, Map 244, Lot 60, to October 9, 2018, at 7:00 pm. **SECOND: D. Beaudette**  
**No Discussion VOTE: 5-0-0**

The applicants thanked the Board.

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**7:56 pm** - J. Natle opened 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. J. Natle read the public hearing into the record. J. Natle informed the audience members of the public hearing process.

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 206 Jabish Street, many of the same items were discussed. C. Sinay-Bernie briefly discussed the plan and application with the Board. They have met with the Conservation Commission. The performance standards portion has been continued to October

1 to allow confirmation that the proposed panels are outside the 50' buffer near the entrance to the site. This project does not trigger stormwater standards.

At this time the meeting was opened to the Board for their input and questions. L. Faassen requested that they show a larger vicinity on the map to see more of abutters. They asked about the noise and the engineer for this project via speaker telephone indicated these are transformer less digital inverters. There will be no noise.

**8:00 pm** - At this time the public hearing was opened to the public for any comments.

Comments and questions from the audience included: setbacks from the site to abutting property lines, fence placement, screening with vegetation and type to be used, height of the solar panels, radio frequency interference. These questions were answered. There is a 75 foot minimum setback from each property line. The fence is usually within these 75 feet. The panels are approximately a foot and a half to 3 feet off the ground up to 12-13 feet tall. There would be no radio frequency interference per their engineer, Tom, who was on speaker phone. It was difficult to hear him, so the Board asked that this be put into writing.

Paul Boivin, 769 Federal Street, a direct abutter had several concerns. He submitted a letter to the Board. He also had several pictures which he reviewed with the Board. His concerns are the glare of the panels, the wildlife displacement, aquifer/swamp/natural habitat protection, drinking water contamination, direct line of sight from his decks to the solar field, Scarborough brook protection, and flood plain on Federal Street, if there was a fire at the site, vegetation at the site. He asked that this be shared with Conservation Commission.

K. Shea, 777 Federal Street is concerned with property values and resale value.

Decommissioning of the site was briefly discussed along with the money held in escrow and how that amount is determined.

The Board reminded the audience that they are waiting for information from the DEP to direct us and confirm that there are no issues.

Also, the Board indicated to the audience that there will be new Public Hearings on the solar bylaw. After all public hearings it would go to Town Attorney for comments and then before Town Meeting for acceptance. The first public hearing is anticipated to be October 23<sup>rd</sup> at 7:10 pm. The Board encouraged the audience to attend the meeting.

**MOTION:** M. Hofler to continue the public hearing on the proposed solar photovoltaic installation located at 763 Federal Street, Map 218, Lot 2, to October 9, 2018 at 7:30 pm **SECOND:** L. Faassen **No Discussion** **VOTE:** 5-0-0

The applicants thanked the Board. The Board asked some of those present to show on the map where they lived in relation to the project.

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**ANR** – Nicholas J. Moynihan, Summit Street, Map 251, Lots 79 and 80, submitted by Sherman &

Frydryk, LLC., dated August 22, 2018, to reconfigure Lot 79 and Lot 80, for lot identification plan purposes, Parcel 47A-1 and Parcel 47AA-1 (Assessors will assign lot numbers later) accompanied by a Form A application dated August 28, 2018. The Board reviewed and discussed the application.

**MOTION:** D. Beaudette to endorse the ANR for Nicholas J. Moynihan, Summit Street, Map 251, Lots 79 and 80, to reconfigure Lot 79 and Lot 80, for lot identification plan purposes, Parcel 47A-1 and Parcel 47AA-1. **SECOND:** L. Faassen No Discussion **VOTE:** 5-0-0

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**Minutes of August 28, 2018. Motion:** M. Hofler to accept the minutes of August 28, 2018 as written. **Second:** L. Faassen No Discussion **VOTE:** 5-0-0

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**Minutes of August 27, 2018, joint meeting with the Board of Selectmen. Motion:** M. Hofler to accept the minutes of August 27, 2018 as written. **Second:** D. Beaudette No Discussion **VOTE:** 4-0-0

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**Bills were endorsed.**

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**Town Planner Report:**

- October 23, 2018, will be the public hearing at 7:10 pm for amending the solar bylaw.
- The board discussed renewable energy and all this entails to towns, etc.
- Preliminary subdivision plans – 8 will be on our next meeting agenda.
- The PVPC meeting on October 11, 2018 will be followed by a Citizens' Planner Training.
- Trail project is still in the works. Team Jessica is continuing with fundraising.
- The flags have been installed at the Bardwell solar array project. Anyone can go and see it.

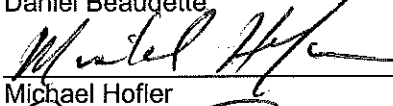
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**Members Reports:**


- **J. Rosiensi** will be stopping at the PVPC to introduce himself as the new representative.
- **D. Beaudette** – the Marijuana Host Agreement task force has completed its task. The final draft was sent to the Board of Selectmen and Town Attorney has accepted it. This will be handed out to potential applicants. There is no longer a task force. The Town Administrator will handle from here forth.
- I also attended the Conservation Commission meeting. It was a very long, 4 ½ hour meeting. Very exhaustive. I recommend we try and keep an eye on our agendas and not overload them.
- Update on the Bondsville dam – the project is about 60% complete. Lou Lorraine has been going down every Thursday to take pictures and will be compiling a montage at a later date.

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**MOTION:** L. Faassen to adjourn the meeting at 9:47 pm. **SECOND:** M. Hofler **VOTE:** 5-0-0 Meeting adjourned at 9:49 pm

  
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James Natle

  
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Daniel Beaudette

  
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Michael Hofler

  
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Louis Faassen

  
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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, September 11, 2018

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

Cela Bernice Citrine Power LLC Westport CT

Bruce Wallace 634 Down St

Elizabeth Pils 44 North St Belcher

Paul + Sherri Boivin 769 Federal St.

KIMBERLY RAUNKAL THE SENTINEL

Anne Mileski 264 Tabish

Kathy Shea 277 Federal

Rebecca Bolton 785 Federal St

K. Carney Mill Valley

Kenneth Elstein 76 North Street