PLANNING BOARD MEETING MINUTES, WEDNESDAY, August 21, 2019

The North Brookfield Planning Board held their meeting on Wednesday, August 21, 2019 at 7 PM at the Senior Center. Chair King called the meeting to order with members John Tripp, John Turner, Susan Lyons and alternate Jeff Smith in attendance. Jason Spangenberg was absent. Amy Yanover, Clerk took notes.

John Tripp made a motion to approve the plot plan for Hillsville Road to reconfigure the house lot perimeter survey submitted by LaPrad Land Surveying as agent for Nancy Nykiel & Susan Nykiel; Lot 1 has 66,211SF with 250.18’ frontage and Lot 2 with 1387378 square feet and 543.91’ frontage. Susan Lyons seconded the motion. Motion unanimously approved by all members.

Susan Lyons made a motion to approve the minutes of July 17, 2019. John Tripp seconded the motion. Motion unanimously voted by all members.

Tracey White approached the Board requesting their opinion on a women only sober housing in town. The Life Church, Barre, MA is considering property in town and would like the Board’s input before they go further. Tracey stated it would be women only with no children in residence, supervised from 6 am to 6 pm and did not expect more than 6-8 residents with a maximum of 10 depending on the property. They would demand sobriety with no mind-altering medications or drugs. John Couture, was present for other business, so was able to suggest they engage an architect to help with building code requirements for such use.

John Couture, North Brookfield Building Inspector presented his proposed changes to the current nonconforming uses, structures and lots bylaw. The Board reviewed and will draft a bylaw amendment proposal for a hearing on October 2, 2019.

The hearing for 55 West Brookfield Rd was continued to September 18, 2019.

Chair King stated we received information from Greg Hering via email regarding Atlantic Specialty Insurance Company’s rating and a list of manufacturer components for his projects’ solar panels.

Susan Lyons stated she and John Turner are reviewing the Master Plan and will be obtaining contact information from all the town departments to set up meetings with all committees/commissions. Sue estimates six months to complete. Chair King stated he would request a large zoning map from the CMRPC for meeting use.

John Turner visited the town of Sterling on August 15th to see their municipal solar array and battery storage facility. Turner observed a 90’ battery container with a height of 9’, a 7’ transformer, and an 8’ inverter. He stated the container is airtight, temperature controlled with lithium ion batteries. The inverter is noisy. The Board discussed items to consider including street setbacks, screening, professional landscaping, fencing, noise, lot size, height restrictions, number of poles, bonds, hazardous material testing before and after installation, types of batteries and emergency procedures. The Board agreed more discussion and research needed to be done.

The mail was read which included a Notice of Decision from the Spencer Planning Board on July 23rd regarding a rear lot subdivision at 35-39 Chickering Road; a Notice of Decision from the Town of Spencer regarding tree trimming on Borkum and East Charlton Roads; a Notice of Hearing from the Town of Brookfield Planning Board dated July 24th regarding a commercial fuel storage facility at 14 Post Road; a Notice of Meeting from the CMMPO dated August 6th regarding an amendment to TIP; a meeting notice from the CMMO on July 2nd; the North Brookfield Street Directory and the June 30th printouts from the North Brookfield Town Accountant.

M. Parlon; Blue Wave solar sent his PILOT proposal to the BOS and Assessors. He stated there was one change to the array access road, which was to move it 5’ near the power corridor easement.

Chair King stated there is a charge we have not been requesting for solar projects which is the filing fee of $2 per $1000 of construction value with a minimum of $200. The Board agreed this should be done going forward. This fee is stated in the zoning bylaw site plan review fee section.

Next meeting is September 18, 2019 with a hearing for zoning amendments on October 2, 2019 to address solar bylaw and nonconforming uses, structures and lots bylaw.

John Tripp made a motion to adjourn the meeting. Susan Lyons seconded the motion and the motion was unanimously voted.

 Meeting adjourned at 9 PM. Minutes are 2 pages plus the attendance sheet.

Amy Yanover, Planning Board Clerk

Attendance – August 22, 2019 meeting of the North Brookfield Planning Board

James Foley, Life Church, Barre, MA

Tracey White, North Brookfield, MA

John Couture, North Brookfield Building Inspector