PLANNING BOARD MEETING MINUTES, WEDNESDAY, June 19, 2019

The North Brookfield Planning Board held their meeting on Wednesday, June 19, 2019 at 7 PM at the Senior Center. Chair King called the meeting to order with members Jason Spangenberg, John Tripp, and John Turner also in attendance. Susan Lyons and alternate Jeff Smith were absent. Amy Yanover, Clerk took notes.

Marcel and Mary Cassavant submitted a Form A application for approval with a $75 fee, check #5576, for 10 Stoddard Road to split a parcel of land into 2 lots. Lot 1 at 8 Stoddard Road with 5.3 acres and frontage of 264’ and Lot 2 at 10 Stoddard Road with 5.3 acres and frontage of 349.89’. John Turner made a motion to approve, John Tripp seconded and motion was unanimously approved.

John Turner made a motion to approve the minutes of May 15, 2019. John Tripp seconded the motion. Motion unanimously approved by all members.

John Tripp made a motion to approve the 25 Oakham Rd. preliminary subdivision plan dated March 27, 2019 with the recommendations set forth in the letter dated June 18, 2019 from Chair King. J. Howland peer review letter will also be sent to applicant. 0Jason Spangenberg seconded the motion. Motion unanimously approved by all members.

Josh Farkes, Project Developer, and Steve Long, P.E., Civil Engineer of Borrego Solar, Lowell, MA requested a determination whether or not changes to the revised plans dated June 12, 2019 require more than the Board’s review/approval and also requested approval of the surety bonds for the Hanrahan Family Solar Project and the Brookfield Orchards/Gustafson Solar Project. Matt Moyen, PE for Tetra Tech sent letter explaining five changes. Farkes stated AES Distributed Energy was buying the project from NB Development LLC and Borrego Solar Systems would be taking over the project through construction and retaining Tetra Tech as the engineer of record. Greg Hering, Bright Lite Energy stated the surety bond changes included the bond amount, the premium amount and that the names needed to be filled in. Hering asked the Board to approve the surety documents so that once the owner transfer occurs, they can get the building permit without delay.

Chair King asked what the insurer, Atlantic Specialty Insurance Company’s rating was. Hering stated he would find out. John Turner asked about item #16 in the bond regarding liability related to hazardous waste cleanup, wetlands mitigation, remediation actions or removal or responsibility for pollution risks. Hering stated there were several layers of insurance including landowner’s insurance, operating coverage and the surety bond. Chair King stated he would discuss bond language with Dale Kiley.

John Turner made a motion to approve the solar facility decommissioning bond of $87,600 for the Hanrahan property with the stipulation that Chair King will have permission to sign on behalf of the Board when we have a positive outcome from Dale Kiley regarding line item #16. John Tripp seconded the motion. Motion unanimously voted by all members.

John Turner made a motion to approve the solar facility decommissioning bond of $392,842 for the Brookfield Orchards/Gustafson property with the stipulation that Chair King will have permission to sign on behalf of the Board when we have a positive outcome from Dale Kiley regarding line item #16. John Tripp seconded the motion. Motion unanimously voted by all members.

John Turner made a motion to approve, as submitted, the administrative changes per revised plans dated June 12, 2109 to the special permit for the Hanrahan Solar Project. John Tripp seconded the motion. Motion unanimously approved by all members.

John Turner made a motion to approve, as submitted, the administrative changes per revised plans dated June 12, 2019 to the special permit for the Brookfield Orchards/Gustafson Solar Project. John Tripp seconded the motion. Motion unanimously approved by all members.

The Watershed Protection Bylaw discussion was taken under advisement as Rich Keenan, Water Dept. Supt. was not present. John Couture’s request for a nonconformity bylaw amendment was also taken under advisement as he was also not present.

Chair King stated he attended the June 10th DDC meeting. The downtown overlay district needs to be updated regarding permitted and prohibited uses and more incentives are needed for downtown development. John Turner volunteered to be a Board’s representative for the Master Plan Committee. Sue Lyons has also stated her interest via email in assisting with the MP.

The mail was read which included a Notice of Decision from the Town of Spencer regarding a scenic road on Buteau Road, a Notice of Hearing from the Town of West Brookfield on June 3rd regarding proposed amendments to the Zoning Bylaw Solar Facilities, a letter dated June 8th from the Town of North Brookfield Downtown Development Committee regarding a meeting on May 22nd and a notice from the East Quabbin Land Trust regarding a meeting on July 11th about decommissioning commercial solar developments.

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

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

Amy Yanover, Planning Board Clerk

Attendance – June 19, 2019 meeting of the North Brookfield Planning Board

Greg Hering, Bright Lite Energy

Steve Long, Borrego Solar

Josh Farkes, Borrego Solar

Gloria Turner, 25 Ryan Road, North Brookfield, MA

Cory Pearson, 25 Oakham Road, North Brookfield, MA

Elizabeth Noonan, North Brookfield, MA

Dan Cassavant

Marcel Cassavant, 10 Stoddard Road, North Brookfield, MA