PLANNING BOARD MEETING MINUTES, WEDNESDAY, May 15, 2019

The North Brookfield Planning Board held their meeting on Wednesday, May 15, 2019 at 7 PM at the Senior Center. Chair King called the meeting to order with members Jason Spangenberg, John Tripp, Susan Lyons and alternate Jeff Smith in attendance. Michelle Petraitis was absent. Amy Yanover, Clerk took notes.

Chair King opened the meeting and called it to order. John Tripp made a motion to approve the minutes of April 24, 2019. Jason Spangenberg seconded the motion. Motion unanimously approved by all members.

Mark Laprad on behalf of Nancy and Susan Nykiel submitted a Form A application for approval with a $75 fee, check #3106, for 44 Hillsville Road to split a parcel of land into two on the easterly side of Hillsville Road. (R-66 District). Lot 1 with 66,211 square feet and frontage of 250.18’ and Lot 2 with 1,387,377 square feet and frontage of 543.91’. John Tripp made a motion to approve plan, Jason Spangenberg seconded and motion was unanimously voted.

Jeff Howland, JH Engineering Group, provided comments on the 25 Oakham Rd. preliminary subdivision plan. His letter dated 5/13/2019 states his comments. Jeff said the new plan is pretty similar to the plan submitted in May 12, 2010 and he has the similar comments as before. Also, the wetlands delineation line has expired and needs to be re-flagged prior to submittal of the definitive plan. Jeff recommends the Highway Department be solicited for any comments or concerns regarding roadside drainage, swale maintenance responsibilities, and number of water detention basin treatment areas. There was discussion regarding the town water main and which side of Oakham Road it was on. Jeff stated the size needs to be adequate for fire protection.  He stated there was a reference to a Sewer Extension Plan but one was not shown. Jeff states this needs to be shown on the definitive plan. He stated there are no red flags at this stage for preliminary approval.

Chair King stated he emailed Jason Loiselle, the property owner’s engineer and asked if he had run cost estimates or perc tests. He stated he was concerned with the financial well being of the landowner. He suggested they might speak to the conservation commission to gauge viability of the frontage lots on Oakham Rd. Chair King stated that Ms. Noonan has not yet provided the $225 fee due for the peer review. We will vote on project following payment receipt.

Matt Parlon, Project Development Manager, Blue Wave Solar presented a new plan for the Hayes/Chipman 5 MW AC solar project with the interconnection at 10 Shore Rd and the intersection of North Street. He stated due to technology changes, they are proposing to change the number of panels from 19,458to 20, 844 which are smaller and more efficient to increase capacity and support added battery storage.  The new panels are smaller, they will be 10’ apart, not 12’ and have less shade. The inverter pad will now be a battery storage pad approximately 8x10x20’; not much bigger than an inverter or transformer size. |The project work has not changed such as the tree clearing, storm water mitigation or fenced area.  John Tripp asked if there was a motion sensor to turn on the batteries. Matt stated yes, at the inverter.

There was discussion regarding AC versus DC and how to manage calculating decommissioning bond dollar amounts. Matt suggested basing projects off of what is on the ground, not what the project is rated.  He also suggested incorporating a standard language, i.e. AC vs. DC. Susan Lyons asked if they foresee any more changes. Matt said no. John Turner asked if National Grid is using DC for storage and will they need to convert it. Matt said yes, they would use a rectifier. Jeff Smith asked if there would be more noise. Matt said no. John Tripp asked about storm drainage and calcs. Matt said there was no change. John Tripp brought up the subject of changing the decommissioning bond to include the battery storage.  He asked about the pole placement as there are four poles shown currently. Matt stated he would be walking with Ron Allen of National Grid when they stake the road and will advocate for placement as far back from Shore Road as possible. Pole can span up to 100’. Bill K. asked that he confirm the pole count and let us know when they are staked.

Matt stated his purpose at the meeting was to ‘test the waters’ and asked if the proposed changes were insignificant, so not have to go through the hearing process again. The Board confirmed that no additional hearing would be needed. He will send the Board the Tier I battery list and energy storage info.

At 8:00 PM the mail was read which included two notices from the Town of Oakham regarding scenic roads and a six-month moratorium on large scale solar installations, a notice from the Town of Spencer regarding a special permit for a rear lot subdivision/Common Driveway at 37 and 39 Chickering Road. A notice from the Town of Brookfield regarding proposed zoning bylaw amendments regarding solar and marijuana was also submitted. Also received was a letter from the Registry of Deeds, Worcester for a signature sheet for plan recording, a notice of resignation from Michelle Petraitis from the Planning Board, a c. 61A waiver request for the Laird property, 50 New Braintree Road for 2.9 acres from Blaise Berthiaume, Attorney and budget sheets and an end of fiscal year memo from the town accountant.

Chair King stated he received an email from Jordan Energy regarding bond requirements for the solar project at 55 West Brookfield Road. He stated they wanted the project to be put on hold. We will keep the project on the agenda for 12-14 months and will need to notify abutters but not advertise the hearing when there is a continuance. Invoices were submitted for Stonebridge Press and JH Engineering Group.

Jason made a motion to waive the right of first refusal on the property of Marie Laird of 50 New Braintree Road for 2.9 acres. John Tripp seconded the motion and the motion was unanimously voted.

There was discussion regarding the budget. John Tripp made a motion to spend $350 on a four-drawer file cabinet and hanging file folders. Jason seconded the motion and the motion was unanimously voted.

At 8:20 PM the Board discussed reorganization. John Tripp made a motion to nominate Bill K. as Chair. Jason seconded the motion and the motion was unanimously voted.  Susan Lyons nominated John Tripp as Vice Chair, Chair King seconded the motion and the motion was unanimously approved. John Tripp nominated John Turner to complete Michelle’s one year term. Jason seconded the motion and the motion was unanimously voted. Bill will send letter to BOS for the appointment.

Chair King stated we needed a representative for the CMRPC. John Tripp made a motion to nominate Susan Lyons. Jason seconded the motion and the motion was unanimously voted.

John Tripp nominated Jeff Smith as an alternate board member. Jason seconded the motion and the motion was unanimously voted. Bill will send letter to BOS for the one year appointment.

John Tripp made a motion to adjourn the meeting. Jason seconded the motion and the motion was unanimously approved.

 Meeting adjourned at 8:35 PM.  Minutes are two pages.

Amy Yanover, Planning Board Clerk

Attendance – May 15, 2019 meeting of the North Brookfield Planning Board

Gloria Turner, 25 Ryan Road, North Brookfield, MA

Mark Laprad, Land Surveyor

Jeff Howland, JH Engineering Group