PLANNING BOARD MEETING MINUTES, THURSDAY, March 7, 2019

The North Brookfield Planning Board held their meeting on Thursday, March 7, 2019 at 7 PM at the Senior Center. Chair King called the meeting to order with members Michelle Petraitis, Jason Spangenberg via phone, John Tripp and John Turner in attendance. Amy Yanover, Clerk took notes.

Bill K. opened the meeting and called it to order. Chair King deferred the approval of the minutes until after the Greg Hering request for site plan modification on behalf of Tetra Tech was discussed.

Greg Hering requested an approval of a modification to the Brookfield Orchards/Gustafson solar project site plans to relocate the previously approved interconnect and roadway access location from the north side of the existing stone wall to the south side of said wall on Elm St.  There was discussion regarding the change being ‘small and insignificant’ so as to not require a public hearing. Michelle stated she did not agree that the change was insignificant. John Turner agreed. Michelle made a motion for deciding the approval for this change to be dependent on a public hearing after abutter notification, specifically about interconnection pole visibility. John Turner seconded the motion. The vote was unanimous.

Greg Hering then made a request to keep the original existing plan and extend the permanent access driveway on the north side of the stone wall through the Gustafson property to the array. Michelle made a motion to approve the request. John Turner seconded. The vote was unanimous. Greg will talk to Carl Gustafson and let the Board know which option he selects. Only one option can be selected. John Tripp stated the Board prefers the second option. It provides superior screening of the poles.

Greg Hering stated he sent the surety bond proposals for the Hanrahan and Brookfield Orchards/Gustafson projects to the Board for comments.

John Tripp made a motion to recess the regular meeting and convene the bylaw amendment hearing. Michelle seconded the motion and so voted at 7:45 PM Chair King opened the Recreational Marijuana hearing. (The Senior Center clock turned out to be wrong.) The Board reviewed the bylaw amendment and noted the definition sections also needed to be amended. At 7:58 PM Chair King asked for questions or comments from the public. Tara Hayes asked about where south of Ward Street would be and how many licenses would be allowed. Only one other resident attended the hearing. Michelle made a motion to adjourn the hearing and reconvene the regular meeting, John Turner seconded and so voted.

Bill K. called Jason Spangenburg so he could be available for the continued 50 Hillsville Rd. solar facility discussion. He was unable to physically attend.

Josh Surette, SWCA Environmental Consulting and Gina Wolfman, Clean Focus Renewables aka Greenskies requested approval of the revised plans for 50 Hillsville Road and answered questions regarding voltage, site pad sizes, the right of way with MA DCR and the agreement letter with the property owner. John Turner requested the Planning Board receive a copy of the SWPP inspection report whenever it is issued. Chair King requested that it be emailed to the Board. Michelle made a motion to approve the revised plans. Jason seconded the motion. The motion was unanimously approved. The plans were signed for 50 Hillsville Road. Bill K. handed out draft of the certificate of decision for this project. J. Turner requested that SWPP inspection report be emailed to Board whenever issued. This was added to the decision text. The Board voted to approve the certificate of decision draft with the addition of the SWPP inspection report being forwarded to the planning board. The vote was moved by Michelle and seconded by Jason.

At 8:25 PM John Tripp made a motion to approve the February 20, 2019 minutes. John Turner seconded. Motion unanimously approved.

Chair King read the mail including:

* Spencer hearing for definitive subdivision update on Sunset and Holmes St. 3/19/19
* Oakham hearing for solar project on 27 acres at 358 Coldbrook Rd 3/25/19
* Brookfield hearing on self storage facility at 59 S. Maple St. 3/6/19. Also hearing same date for similar facility at 54 S. Maple St.
* Request by Sean Monahan and Louise Crawford to release .981 acre from MGL, c.61A. Michelle made a motion to approve releasing the acreage and waiving right of first refusal. John Turner seconded the motion. The vote was unanimous.
* JH Engineering invoice for 50 Hillsville Road solar $1100 and invoice for 55 W. Brookfield Road solar $275
* Stonebridge Press ad invoice $95.55

Chair King noted the next meeting is 3/20/19 and April meeting will be 4/24/19. Motion to adjourn made by Michelle, seconded by John Tripp. The vote was unanimous.

Meeting adjourned at 8:47 PM.  Minutes are two pages.

Amy Yanover, Planning Board Clerk

Attendance – March 7, 2019 meeting of the North Brookfield Planning Board

Gina Wolfman, Greenskies/CleanFocus, Middleton, CT

Joshua Surette, SWCA, Amherst

Gloria Turner, 25 Ryan Road, North Brookfield, MA

Tara Hayes, 11 Wigwam Road, North Brookfield, MA