PLANNING BOARD MEETING MINUTES, WEDNESDAY, FEBRUARY 20, 2019

The North Brookfield Planning Board held their meeting on Wednesday, February 20, 2019 at 7 PM at the Senior Center. Chair King called the meeting to order with members Michelle Petraitis, Jason Spangenberg, John Tripp and John Turner in attendance. Alternate, Jeff Smith was present. Amy Yanover, Clerk took notes.

Bill K. opened the meeting and called it to order.

John Tripp made a motion and was seconded by Michelle to accept the February 7, 2019, meeting minutes, unanimously voted by all members.

**Chair King read the mail including:**

* Town of Oakham Planning Board Notice of Public Hearing on December 10, 2018, regarding the application of SunRaise Development for a special permit to develop approximately 29 acres of a 96 acre site at 145 Edson Road, Oakham / Map 403 Parcel 17, owned by Richard Mascroft, Oakham, MA for the construction of a 4 megawatt solar field.
* Town of Oakham Planning Board Notice of Public Hearing on December 10, 2018, regarding the application of SunRaise Development for a special permit to develop approximately 10 acres of a 45 acre site at 456 Hunt Road, Oakham / Map 402 Parcels 16.1 and 16.2, owned by Thomas Ciccarelli, Oakham, MA for the construction of a 3 megawatt solar field
* A notice dated February 13, 2019, from the Central Mass Regional Planning Commission to the Board of Assessors and a copy of their January 10, 2019 Quarterly Commission meeting vote regarding the Town’s estimated costs and expenses for fiscal year July 1, 2019 to June 30, 2020 of $1340.21.
* A certified letter from the Town of East Brookfield regarding a public hearing on November 14, 2018 to consider amendments to the Town’s Zoning Bylaws and Adult Use Marijuana Establishments. (This mail was delivered to Senior Center and not forwarded to us.)
* A letter of scope dated February 15, 2019 from JH Engineering for 55 West Brookfield Road, North Brookfield and Jordan Energy & Food Enterprises, LLC
* An email from the East Quabbin Land Trust regarding a solar bylaw information forum on March 14, 2019, at the North Brookfield Senior Center.

Chair King noted the certified letter from the Town of East Brookfield was signed for at the Senior Center and just recently came to his attention. Discussion ensued on verifying the correct mailing address on the Town website and how to avoid future delay of mail to the Board. Chair Bill submitted several documents including budget printouts including Planning Bd. revolving report as of 1/31/19, a general budget report for fiscal year 2018-2019, Planning Board Revenues and a list of solar facilities by interconnection status approved or in process by the planning board.

**Plot Plans**

* Robert Laflamme and Susan Laflamme  of 19 Gilbert Street, North Brookfield submitted a Form A application for approval with $75 fee, check #3123, for Lots B-1 (11,807 square feet) and B-2 (1,880 square feet). The intent is to convey/combine Lot B-2 with #19 Gilbert Street and combine Lot B-1 with 15 Gilbert St.  Michelle made a motion to approve, John Tripp seconded and motion was unanimously approved. (R-11 District)
* Michael and Joyce Monahan of 10 Bigelow Road submitted Form A applications for approval of four lots on Bigelow Rd. with $300 fee, check # 1105 from B& R Survey, Inc., to create Lot 1 (108,947 square feet) and Lot  4 (203,002 square feet). The secondary plan is to further subdivide Lot 2 (103,257 square feet) and Lot 3 (203,002 square feet). Motion to approve Lot 1 and Lot 4 by Jason, seconded by John Turner, and unanimously approved by the Board. Motion to approve Lot 2 and Lot 3 made by Michelle, seconded by John Turner and unanimously approved by the Board. (R-66 District)

John Tripp made a motion to recess meeting and reconvene the hearing for 50 Hillsville Road solar at 7:15 PM. Michelle seconded the motion. All members in favor.

Gina Wolfman and Josh Surette from SWCA Environmental Consulting submitted the following documents:

1. A letter dated January 29, 19,2019, from Jeffrey Howland, President, JH Engineering Group with responses to his concerns from Clean Focus Renewables, Inc. highlighted in blue dated February 14, 2019.
2. A letter dated January 30, 2019, from Leo Roy, Commissioner, MA Dept. of Conservation and Recreation (Mass DCR) to Gina Wolfman, Senior Developer, Clean Focus Renewables regarding Request to Realign Access Easement to Reflect Actual Access for flood control dam inspection via 50 Hillsville Road, North Brookfield, MA.
3. A draft of the North Brookfield Solar Decommissioning of 50 Hillsville Road, North Brookfield from Greenskies.

Gina summarized the following issues in a letter to Mr. Farmer dated January 18, 2019 in which the owners agreed to comply with all requests. She stated the concrete and asphalt would be relocated and removed. The materials would be crushed, mixed and sold using a crusher currently on site. The Board had asked not to clear the natural buffer. The Revised Lease area was updated to include the proposed solar project and access road. The Access Easement with Commonwealth of MA has not been finalized but Gina stated she would be providing a new lease agreement with the new alignment for approval.

There was discussion regarding decommissioning costs and projections. Gina stated it would be roughly $70,000, and with 2.5 percent inflation over 20 years the cost of the full term of the lease would be $113,700.

Chair Bill asked if it was 2.2megawatts AC or DC? Gina will find out. Chair Bill said the original plan was 4.5 acres and now it is 7.5 acres. Gina stated just the layout changed not the system. Bill and Jeff Howland made comparisons of the decommission cost to other recent projects, including 10 Shore Road and Hines Bridge Road and both agreed the numbers were reasonable.

Jeff Howland stated that there were conditions to be met: 1) the MA DCR easement approval, 2) electric pole placement; the revised plan before construction was 7 poles. If Nat. Grid changes the poles. (the plans show overhead) the bylaw requires underground. Will need a waiver. The four interconnection poles show overhead at the solar array. One pole will be at the street to the property, then every 150 feet. Jeff Howland stated that Nat. Grid makes the decision to go underground or not. Howland stated that if no underground is in town, they wouldn’t do it. Michelle will ask the Board of Selectmen about underground service.

John Turner asked if the gate on the road would be locked? Gina stated the owner would put on a new lock and provide access.

Josh stated there was no erosion control needed at the staging area. The January 2019 storm water report included the basin, i.e. size and calculations.

The Conservation Commission provided a list of plantings and species including junipers, high and low bush blueberries. John Turner stated these requirements add to the habitat and enhance the wildlife population, stabilize the soil and keep the berm intact.

John Turner asked if the riprap and basin were outside the fence. Josh said yes and that big boulders and rocks would be added to protect the ripwrap and basin. John asked if there was anything to protect the back side of the property. Josh stated the topography was too steep. J. Turner stated there was equipment there. J. Tripp asked how many trenches were there? Josh stated one goes to the basin and the other has a ripwrap outlet. Bill K. asked how severe the west side slope was, what retains the fabric and was it sufficient? Josh stated it was a filtered fabric buried 1-6 inches deep stapled and covered with stone on top 2 inches deep. Josh stated the Conservation Commission had questions on topsoil stockpiling. It will be re-used and no new topsoil will be brought in. Turner questioned the operation and maintenance schedule of equipment such as the leveler, the water container, pipe output, etc. Howland stated it all is included and required in the storm water report and the long-range pollution plan. Gina stated it is checked annually at least or quarterly when they do the mowing and every 7-14 days during construction. Tripp asked about the rack supports. Josh stated they are augured in. Josh stated the fence would be 7 feet high, galvanized and 6 inches off the ground. Turner questioned the battery compartment size and use of concrete pad. Gina will find out.

J. Tripp made a motion to adjourn the hearing at 8:20 PM. Michelle seconded the motion. All in favor. This motion also included reconvening the regular board meeting.

**Plot Plans (Continued)**

Beverly Grenevich, Diane Sarkisian and Sheila Heavy submitted three Form A applications for approval, check # 1104 from B& R Survey for $225 to subdivide Hillsville-Spencer Road  & Ashley Road into three lots. Lot 1- 200,314 square feet, Lot 2- 200,314 square feet and Lot 3- 200, 314 square feet. (R-66 District)

Richard Jr. and Mary Jane Caron, of 3 Adams Road submitted two Form A application for approval, check # 1103 from B & R Survey for $150 to subdivide 3 Adams Road into two lots. Lot 1- 144,955 square feet and Lot 2- 66,302 square feet. Michelle made a motion to approve, J. Turner seconded, all in favor. (R-66 District)

Old Business

At 8:45 PM, Gina Wolfman requested the Board approve 50 Hillsville Road solar project if she can get the changes by the end of the week. Chair Bill stated they could not vote tonight. Applicants typically wait until the next Board meeting which would be March 20, 2019. He stated we have a special meeting on March 7, 2019 and it may be possible to discuss decision and take a vote at that meeting. If there is time after the hearing, the Board agreed to add the 50 Hillsville solar decision to the March 7 meeting.

The Board discussed edits to the town marijuana bylaw. Jeff Howland had questions regarding the 55 West Brookfield Road solar project. He wanted to know when the site walk was scheduled, if there is three phase and is there any more info on the Oakham Road subdivision project. He has reviews from 2010 if needed. Chair King will coordinate the site walk with the Conservation Commission and notify parties. No further info available.

Motion to adjourn made by Michelle, seconded by Tripp. All in favor.

Meeting adjourned at 9:20 PM.  Minutes are 4 pages.

Amy Yanover, Planning Board Clerk

Attendance – February 20, 2019 meeting of the North Brookfield Planning Board

Gina Wolfman, Greenskies/CleanFocus

Josh Surette, SWCA

Gloria Turner, 25 Ryan Road, North Brookfield, MA

Jeff Howland, JH Engineering