PLANNING BOARD MEETING MINUTES, WEDNESDAY, January 16, 2019

The North Brookfield Planning Board held their meeting on Wednesday, January 16, 2019 at 7 PM at the Senior Center. Chair King called the meeting to order with members Jason Spangenberg, John Tripp, John Turner and Jeff Smith in attendance. Michelle Petraitis arrived at 7:15 PM. Dane Falardeau was absent. Amy Yanover, clerk took notes for the minutes.

Jason made a motion and was seconded by John Tripp to accept the December 13, 2018 meeting minutes, unanimously voted by all members.

Chair King read the mail including:

* An invoice from Jeff for the Peer Review
* A letter regarding the 10 Shore Drive solar project on the Hayes property requesting the Board provide a letter stating their approval of removing the 35A designation. There was a motion to approve. John Tripp seconded and the vote was unanimous 4-0.

Chair King noted John Turner needs to submit his name to the Worcester Registry of Deeds.

Plot Plans

* Form A; Application for Endorsement of Plan Not to Require Approval, Sunset Drive
	+ Joshua submitted two revised plot plans with the requested updates including the current area of the lots including frontage and setbacks. He will bring one more to the Town Hall per Chair Bill’s request. Joshua submitted Form A; Application for Endorsement of Plan Believed Not to Require Approval with permit fee.

At 7;15 PM the application of Grrenskies Solar was delayed due to a lack of quorum . At 7:20 PM the hearing was reconvened.

Old Business

* Solar application for Farmer property

Gina Wolfman for Greenskies Solar Company and Clean Focus Renewables (CFR) submitted the habitat assessment. Kevin McCaffery, Engineer for Greenskies Solar Company provided updates stating there was no change in the layout, footprint or access to the project.

He stated he provided storm water calcs to Jeff. Kevin stated that the project is  in a current sand quarry and once it is built the runoff will go down dramatically due to plantings. There is no formal retention planned such as ponds and basins. During construction it will need to be closely monitored due to the sand and gravel. He stated the good material will be taken out and the finer sand will be left and will move when saturated with no vegetation. Kevin stated the north end has the steepest slopes and advised there will be infiltration trenches detailed and a permanent sediment basin at the bottom. They are proposing straw bales instead of straw. Chair Bill asked about the retention of the slopes and how the fabric would be attached that covers the slopes. Kevin said it would be stapled and covered with mulch. He stated it would be 18-24 months to degrade and vegetation to take over.  He stated the slopes would be ‘tracked’ up and 4 inches of loam, seed and mulch would be applied.  No panels would be outside the fence line.

Chair Bill asked if the fabric would slide. Kevin stated no. Bill asked if the seed would be over or under. Kevin stated the seed would be under the fabric. Bill asked if they have used that approach before. Kevin stated yes. Jeff Tripp asked if the material was staying on site. Kevin replied yes.  Jeff stated he needed to review the calcs.

Chair Bill asked if Greenskies has had contact with National Grid regarding the connection on Hillsville Road. John Tripp asked if it would be underground to the road. Kevin stated he can’t comment. It is up to National Grid. Michelle asked is National Grid oversaturated and if the vegetation is compatable with the turtles/ Kevin said yes. They are happy to make adjustments and are working with the Conservation Committee (CC). They have a meeting next Tuesday.

Ann Hicks, CC asked for an explanation of why the property needs to be monitored and if it is sand, silt or clay as it has a tendency to move once saturated. Gina stated the construction manager will inspect the site daily and report weekly. Ann asked if the sediment basin will catch sand and does it need to be cleaned. Kevin stated yes to both.

Chair King stated that a natural buffer currently exists and their decision may incorporate keeping it with no clear cutting. Gina stated it would be up to the landowner not the applicant. Chair Bill stated the bylaw states the project must be screened from the abutters and the road. If the landowner cuts down the natural screening he must be responsible to keep or add screening.  Chair Bill asked if there was an aerial plan showing the leased area. Gina responded it is in the application package.

Kevin submitted two additional plans. Chair Bill stated the easement shows land west of the driveway while the lease states frontage. Gina did not know. John Tripp asked how can the connection be on the landowners land.

Jeff Turner asked the status of the easement. Gina replied they have contacted the state. Chair King asked if the sediment basin will be changing to the leased land and will the revised lease be complete by February 20th. Gina stated she is waiting for a response from MA State DCR.

John Tripp made a motion to continue the hearing until the February 20, 2019 meeting. Michelle seconded the motion. Motion was unanimously approved 4-0.

 The meeting was reconvened at 7:40 PM

* Adult Marijuana Bylaw
	+ Chair Bill reviewed East Brookfield and Hardwick bylaws. John Tripp is sharing the documents with the North Brookfield Police Department (NBPD). Chair Bill stated he thinks it’s best to spell everything out and it needs to be finalized by the February meeting.  John Tripp liked the East Brookfield bylaws best because it was the shortest but not the details including the state statutes. Michelle prefers the statutes being referenced included in the bylaws. Some of the issues include which districts, the name of the bylaw; adult or recreational adult use, setback and buffer zones, hemp cultivation, number of establishments and parking requirements.
	+ The Board agreed to name the bylaw ‘Recreational Adult’ Use. Chair Bill does not want to combine medical and recreational use.
	+ The Board agreed to allow retail marijuana south of the intersection of Ward Street and East Brookfield Road. They agreed to make it a district versus an overlay
	+ The Board agreed on a five hundred foot buffer from a ‘playground’ versus ‘where children congregate.’
	+ The Board discussed number of establishments. John Turner stated he would prefer capping it at one or two versus a percentage. Michelle stated she would prefer two establishments and that it would be good to have more than one retailer if one should go out of business. John Tripp stated one. Chair Bill asked the public’s opinion. James Grace stated two. Mona Castonguay stated two would encourage competition.
	+ The Board discussed a Hemp Cultivation bylaw option. Chair Bill stated West Brookfield only has a definition. There were questions regarding social consumption clubs and which districts would be permitted with a site plan review. Chair Bill asked if a special permit was required would it be the PB or ZBA’s . Michelle questioned when the Board of Health gest involved. Chair Bill stated the PB would notify them. John Tripp stated the NBPD may come to the meeting. The Board agreed to allow hemp cultivation in R30 and R66 as long as there was no THC.
	+ John Tripp asked about setting parking requirements due to traffic issues when the town of Leicester opened their retail space. Michelle stated the number of parking spaces per square foot are addressed in the current bylaws.
	+ Chair Bill will send out the Hardwick bylaws for the Board to review. Michelle will scan the West Brookfield bylaws for the clerk to edit.

The discussion was continued until the February 20, 2019 meeting.

New Business

* John Murphy and Blaise Berthiume, Esq., 13 Forest Street and 72 School Street
	+ John is selling a two family property at 13 Forest Street and wants to keep the garage. He asked the Board to review their drawings prior to spending money on a survey. They want to make sure they have the necessary frontage and setbacks to split the proper into two parcels.  They are asking for a letter from the Board for preliminary support of a waiver/variance if needed. The Board voted unanimously to support the variance.
* Preliminary Subdivision, Oakham Road, Noonan property
	+ Chair Bill stated there was a preliminary approval in 2010 by the prior Planning Board assuming there was water and sewer for a five- lot subdivision. He stated the original engineer needed to renew his license to submit a plan. There was discussion regarding the economic viability of the project, road construction costs, sewer and water connections.  Chair Bill stated there may be Form A coming before the Board for one to two lots to finance the costs. Chair Bill handed out the subdivision regulations.
* 47 North Street. Andre Cormier, Jr., Brian Perkins landowner
	+ Andre is requesting a letter of approval to John Couture, Building Inspector. Andre provided plans for a house with an accessory apartment.
	+ Jason asked if it was too close to the wetlands. Andre said it was all set. He stated the Conservation Committee approved the order of conditions. He stated the septic system is to the right of the house.
	+ Chair Bill stated he needs the in law apartment dimensions for the letter of approval. The apartment must ne less than nine hundred square feet.  Andre will revise the plan and deliver to the Town Hall.
* Annual Report
	+ Chair Bill stated he sent the Board the annual report. There were no comments.

Chair Bill stated the March articles are due. He will check on the budget deadline.

John made a motion to close the meeting. Jason seconded the motion.

Meeting adjourned at 8:45 PM.  Minutes are x pages.

Amy Yanover, Planning Board Clerk

Attendance sheet attached.

Attendance – January 16, 29019 meeting of the North Brookfield Planning Board

Josh Buzzell

Gina Wolfman, Clean Focus Renewables, Middletown, CT

Kevin McCaffery, SWCA, Amherst, MA

Jeff Smith

Gloria Turner, 25 Ryan Road, North Brookfield, MA

Blaise Berthiume

John Murphy

Ann Hicks

Andre Cormier

Mona Castonguay

James Grace

Jeff Howland

Roger Davis

Amy Yanover, 50 Hines Bridge Road, North Borookfield, MA