PLANNING BOARD MEETING MINUTES, WEDNESDAY, April 15, 2020

The North Brookfield Planning Board held their meeting on Wednesday, April 15, 2020 at 7 PM via teleconference. Chair King called the meeting to order with members John Turner, Susan Lyons and Jason Spangenberg in attendance. John Tripp was tardy. Amy Yanover, Clerk took notes.

Chair King noted the March 18, 2020 meeting and hearing was cancelled due to the Covid-19 virus shelter-in-place orders. There were no notes to approve.

The mail was read which included a Notice of Decision of denial from the Town of Spencer dated January 21, 2020, regarding a Large Scale Solar Photovoltaic Generating Installation at 103 North Spencer Road, Spencer, MA by the applicant; ZPT Energy Solutions II, LLC of Worcester, MA and the owner; Demeter Realty Trust c/o Brendan Gove, two invoices submitted by Stonebridge Press dated February 28, 2020 and April 2, 2020 for zoning amendment public hearing notice ads on February 28, 2020 and March 6, 2020 in the Spencer New Leader, a tear sheet from Stonebridge Press regarding the above placed ads, a Notice of Public Hearing from the Town of Spencer on April 2, 2020 regarding a zoning amendment regarding Solar Photovoltaic Generating Installations, a Notice of Public Hearing on March 12, 2020 regarding Solar Photovoltaic Generating Installations, a Notice of Decision of approval from the Town of Spencer regarding the Mechanic Street Parking Lot at 14/18/20 Mechanic Street submitted by the applicant/owner; Town of Spencer, a Notice of Public Hearing from the Town of Spencer on April 21, 2020 regarding a Major Site Plan Review to develop a 12.850 sf CVS with Drive Thru on 4 lots bounded by High Street, Main Street and Pleasant St. located within the Town Center and Village Residential zoning districts by applicant; Arista Development LLC and owners; The Estate of William D. Eckleberry, Richard Cormier, and S-BNK Spencer, LLC., and a notice from the Worcester District Registry of Deeds dated April 1, 2020 requesting an updated signature sheet from the Planning Board after the town elections, an email dated March 10, 2020 from George Smith, Landcraft Corporation of Boston, MA regarding solar, zoning districts and number of solar projects, and a publication from Mass Audubon called , “Losing Ground, Natures Value in a Changing Climate,” with two key findings that stated they were losing thirteen acres a day from development and one quarter is from solar development and twenty percent of the land area in our state is permanently protected, and an call from a resident at 150 Oakham Road regarding a group home adjacent to her property who cut down shrubs possibly on her property and was not forewarned. Chair King advised her to speak with the zoning officer. She also asked who enforces parking and asked if a building permit needs to be issued for a parking lot and driveway. Jason suggested we review the zoning laws regarding parking. The Board agreed.

The hearing for 55 West Brookfield Road solar array was continued.

Chair King stated he was in contact with Mona Castonguay via email regarding her options for her property. Chair King stated her options were to go to the zoning board and ask for a variance for one hundred feet of frontage on Chase Road or the Board could do a zoning change on Chase Road but your lot is so large that it also ends up being in the R66 district so even if they change the R30 to R11 it wouldn’t help because the more restrictive zoning district has to govern the lot. John Tripp offered to walk the property with Mona.

Susan Lyons and John Turner provided an update on the Master Plan. John stated the printer is closed due to the quarantine so the survey has not been printed. The online survey is ready but they would like to roll out the two together. They are still receiving information from various departments. They also are updating a lot of text and continue to do brainstorming for public forums but are now delayed.

John Turner provided a summary of the Borrego solar construction at the Brookfield Orchards. The project is pretty done. The panels are up and they are doing testing. Water coming down the hillside has been an ongoing problem. The Conservation Committee enacted a Cease and Desist order pending a plan and a timeline to correct the problem. Chair Bill and John will review the plan with the Conservation Commission and go from there. This does not affect the Hanrahan project.

John Turner stated the Blue Wave project is starting in the Fall. They will be looking at it closely with the new information they now have from the Borrego project.

Chair King stated the assessors wants to update their maps and asked if they could have our CMRPC/LTA hours. John Tripp made a motion to give the assessors five hours. Susan Lyons seconded the motion. The motion was unanimously approved.

The Board agreed to postpone the public hearing to September to vote on Zoning Map amendments, Zoning Bylaw amendments and adding the Use Table to the Zoning Bylaws.

The clerk stated she spoke with the treasurer who said she could sign her name and the Chair’s name on the vouchers for Stonebridge Press and payroll as we were not meeting in public at this time.

Susan Lyons made a motion to adjourn the meeting. John Turner seconded the motion and the motion was unanimously approved.

Meeting adjourned at 8:00 PM. Minutes are 2 pages plus the attendance sheet.

Amy Yanover, Planning Board Clerk

**Next meeting is May 20, 2020**

Attendance – February 20, 2020 meeting of the North Brookfield Planning Board

 No attendees