PLANNING BOARD MEETING MINUTES, WEDNESDAY, September 18, 2019

The North Brookfield Planning Board held their meeting on Wednesday, September 18, 2019 at 7 PM at the Senior Center. Chair King called the meeting to order with members John Tripp, John Turner, Jason Spangenberg, Susan Lyons and alternate Jeff Smith in attendance. Amy Yanover, Clerk took notes.

The plot plan for the Howard Tillotson was tabled until the next meeting.

John Tripp made a motion to approve the minutes of August 21, 2019 as emailed. Susan Lyons seconded the motion. Motion unanimously approved by all members.

The mail was read which included a Notice of Decision from the Town of Spencer regarding a small scale ground mount solar array at 138 Wilson Street, a Notice of Hearing from the Town of Brookfield for a propane storage facility at 14 Post Rd, a Notice of Hearing from the Town of Brookfield Planning Board regarding a special permit for construction of a second residential unit in an existing structure at 57 Maple Street, a notice from the North Brookfield Finance Committee regarding Fiscal Year 2021 and upcoming “free cash,” the Town of North Brookfield accountant reports, a notice from the Town of North Brookfield Planning Board regarding the Master Plan, and copies of the ads for the October 2, 2019 public hearing from Stonebridge Press.

The Watershed Protection Bylaw discussion was tabled. Rich Kennan from the Water Department was not present.

The hearing for 55 West Brookfield Rd solar array was continued to October 2, 2019.

The zoning articles were discussed for the October 2, 2019 public hearing. Chair King proposed battery storage south of Ward Street and located in the Industrial and Business General district. Setbacks will be 100 feet and screening will be the same as our present commercial solar bylaw. Battery storage regulations within solar arrays was tabled until spring town meeting.

Chair King reviewed the changes proposed for the nonconforming uses, structures and lots bylaw and solar bylaw amendment for free standing batteries.

Megan Rice of North Brookfield asked if there was any information on the proposed women’s transition house on Mt. Pleasant Street. Chair King stated the property was sold but possibly not to the church. He stated a special permit and public hearing would be necessary for that type of establishment and abutters would be notified.

Sheila Orsi, Chairperson of the Downtown Development Committee (DDC) approached the Board to ask if we could meet twice a month in 2020 to expedite special permitting. She stated that she would like to be part of the town master plan committee. She discussed parking, sidewalks, building accessibility and improvements to the downtown. The DDC has received $20,000 to complete a downtown strategic plan. Chair King suggested a joint DDC/PL. BD. meeting following its completion. The Board stated that twice per month meetings may not be necessary to manage increased business requests and we prefer to schedule extra meetings on an as needed basis. A question was raised about LED speed signage for Main St. She stated she would get a cost estimate on flashing lights that display the speed of vehicles.

Matt Parlon, Project Development Manager, Blue Wave Solar requested the following changes to the Hayes/Chipman 5 MW AC solar project at 10 Shore Road and the intersection of North Street project be approved as small changes:

1. Tightened the row spacing so instead of 7MW DC it will be approximately 8.3MW DC with the same AC power

2.Added 4000 square feet pad space total to accommodate DC battery storage within the same location and fenced area.

3. The access road at the point of the transmission line crossing was shifted a couple feet to appease the utility company.

John Turner made a motion to approve those changes as small changes. Susan Lyons seconded the motion. The motion was unanimously approved. (No additional public hearing will be necessary.)

M. Parlon presented the new decommissioning proposal. Chair King advised the proposal would be reviewed by the Board at the next regular meeting.

Chair King and John Turner will be attending the CMRPC solar info. meeting on September 23, 2019, in Oxford.

Susan Lyons stated she and John Turner continue to work on the Master Plan. Chair King stated the need to determine a budget item for the process.

Next meeting is October 2, 2019. Main agenda will be solar battery and nonconformity zoning bylaw amendments.

Susan Lyons made a motion to adjourn the meeting. Jason Spangenberg seconded the motion and the motion was unanimously voted.

Meeting adjourned at 8:30 PM. Minutes are 2 pages plus the attendance sheet.

Amy Yanover, Planning Board Clerk

Attendance – September 18, 2019 meeting of the North Brookfield Planning Board

Sharon Donovan, North Brookfield, MA

Matt Parlon, Blue Wave Solar

Mona Castonguay, North Brookfield, MA

Sheila Orsi, North Brookfield, MA

Megan Rice, North Brookfield, MA