



## GRANBY PLANNING BOARD

10 West State Street

Granby, MA 01033

Telephone: (413) 467-7177 Fax: (413) 467-2080

Website: [www.granby-ma.gov](http://www.granby-ma.gov)

Members: Glen Sexton, Chair  
Jim Trompke, Vice Chair  
Robert Sheehan, Jr., Treasurer  
Lillian Camus, Secretary, PVPC Rep  
Rob Chauvin, Member

Others: William Scanlan, PVPC  
Brian Huntley, Tighe & Bond  
Jim Nawrocki  
Chad Brubaker, Lisciotti Development

Absent:

Meeting: Monday, April 29, 2019

Location: One Library Lane, Upper Level, Granby, MA

### Minutes

**CALL TO ORDER:** Glen Sexton called the meeting to order at 5 p.m.

### Administrative Items

#### Approve Bills

None.

#### Approve Minutes

##### *Approval of March 11, 2019 Minutes*

Glen Sexton asked if there were any changes to the March 11, 2019 minutes. Hearing none

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve the March 11, 2019 minutes. Motion carried 3 in favor, 2 opposed (Jim Trompke and Robert Sheehan, Jr.), 0 abstained

*Approval of March 25, 2019 Minutes*

Glen Sexton asked if there were any changes to the March 25, 2019 minutes. Hearing none

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve the March 25, 2019 minutes. Motion carried 5 in favor, 0 opposed, 0 abstained

*Approval of April 8, 2019 Minutes*

Glen Sexton asked if there were any changes to the April 8, 2019 minutes. Hearing none

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve the April 8, 2019 minutes. Motion carried 5 in favor, 0 opposed, 0 abstained

*Approval of April 17, 2019 Minutes*

Glen Sexton asked if there were any changes to the April 17, 2019 minutes. Hearing none

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve the April 17, 2019 minutes. Motion carried 4 in favor, 0 opposed, 1 abstained (Lillian Camus)

*Approval of April 22, 2019 Minutes*

Glen Sexton asked if there were any changes to the April 22, 2019 minutes. Hearing none

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve the April 22, 2019 minutes. Motion carried 5 in favor, 0 opposed, 0 abstained

*Approval of April 22, 2019 Public Hearing Minutes*

Glen Sexton asked if there were any changes to the April 22, 2019 Public Hearing minutes. Changes noted were on the last paragraph on page two – Jim Trompke's No vote was omitted, in that same paragraph the word "recommendation" will replace "informal vote", and on page three in the vote for the Large Scale Ground Mounted Solar Energy Systems Moratorium the motion carried 3 in favor, not 4 in favor.

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve the April 22, 2019 Public Hearing minutes as amended. Motion carried 5 in favor, 0 opposed, 0 abstained

*Borrego Solar Systems, Inc. – Sign Decision*

The Board discussed the Borrego Solar Systems, Inc. decision with Glen Sexton reviewing the Town Attorney's response to the questions posed from the April 8, 2019 meeting. Included in that discussion was the timeline the Board must abide by to sign the decision according to MGL. The decision must be signed within 90 days of the decision and sent to the Town Clerk. If the decision is not signed within 90 days the project is automatically approved.

Motion made by Lillian Camus, seconded by Glen, for Glen Sexton to sign the Borrego Solar Systems, Inc. decision. 2 in favor, 2 opposed, 1 abstain. Motion failed.

Lillian Camus responded that she wants to go on record that the decision should be released to Borrego Solar in accordance with the Massachusetts General Law.

After more discussion, the Board agreed to review the GCAM tape of the March 11, 2019 meeting with respect to the Borrego Solar Systems, Inc. decision at their next meeting.

#### *Solar Moratorium Impact on Applications in Process*

Glen Sexton asked Town Counsel how the proposed Solar Moratorium will affect the current applications. Town Counsel responded with an example that the Town of Ware used the ANR rules to allow solar projects through.

5:43 p.m. A motion made by Robert Sheehan, Jr. and seconded by Rob Chauvin to close the regular Planning Board meeting to be convened after the public hearing for Red Rock Solar, LLC and open the public hearing for Red Rock Solar, LLC. Motion carried 5 in favor, 0 opposed, 0 abstained.

#### **New Business**

*5:35 p.m. - Continued Public Hearing to consider the application of CPV Red Rock Solar, LLC, 3 Lyons Street, Granby, MA 01033 for a Special Permit and Site Plan Approval as required under the following sections of the Granby Zoning Bylaw:*

- *Section 3.0 – Table 1. Schedule of Use Regulations*
- *Section 5.99 – Large Scale Ground Mounted Solar Photovoltaic Installations*
- *Section 6.2 – Special Permits*
- *Section 6.3 - Site Plan Approval*

*The applicant proposes to install a 3.0 MW (DC) large scale ground mounted solar photovoltaic facility on approximately 21 acres of an approximately 76 acre site comprised of four abutting parcels east of Lyons Street (Assessor's Parcel ID 17-A-39, 17-A-40, and 17-A-41.1, which are located in the Town of Granby, and Parcel ID 20-4C, which is located in the Town of Ludlow). All four parcels are owned by James Nawrocki, J L N Properties, 5 Lyons Street, Granby MA 01033. The site is located within the Residential Single Family (RS) Zoning District.*

Glen Sexton read the public hearing notice.

Brian Huntley presented check #162826 in the amount of \$1,600 drawn on TD Bank to cover the cost of the peer review.

The Board reviewed Tighe & Bond's written response to the peer review (Berkshire Engineering) as well as Berkshire Engineering's review of Tighe & Bond's response.

Lillian Camus mentioned she would like to see a peer review of the decommissioning plan. All the other Board members were okay without having a peer review of the decommissioning plan.

Bill Scanlan asked if there was any need for a third-party review. Jim Trompke noted there was no need for a third-party review as operations are ongoing.

Bill Scanlan asked if the applicant will be using loam and dirt which is onsite. Brian Huntley responded they would be using the loam and dirt which is onsite and no new will be brought in.

Bill Scanlan asked if there would be any use of chemicals on the property. Brian Huntley responded there will not be any use of chemicals on the property, just water.

The Board discussed the request to waive the internal property line and municipal boundary line setback requirements.

6:13 p.m. Motion made by Jim Trompke and seconded by Robert Sheehan, Jr. to close the public portion of the public hearing. Motion carried 5 in favor, 0 opposed, 0 abstained.

Jim Trompke reviewed items to be included in the decision. Those items included receipt of an as-built plan as well as an emergency response plan. In addition, the usual 58 general conditions would be included in the decision.

Motion made by Jim Trompke and seconded by Robert Sheehan, Jr. to waive the internal property line and municipal bound line setback requirements. Motion carried 5 in favor, 0 opposed, 0 abstained.

Motion made by Jim Trompke and seconded by Robert Sheehan, Jr. to approve with conditions the application for Red Rock Solar, LLC. The conditions are as follows:

Provide fire chief with emergency responses plan information

Provide as-built drawings electronically prior to commissioning

And include the 58 general conditions for a solar project

Motion carried 5 in favor, 0 opposed, 0 abstained.

5:27 p.m. Motion made by Jim Trompke and seconded by Robert Sheehan, Jr. to close the public hearing for CPV Red Rock Solar. Motion carried 5 in favor, 0 opposed, 0 abstained.

5:28 p.m. Motion made by Jim Trompke and seconded by Robert Sheehan, Jr. to open the public hearing for application for Granby DG Series, LLC. Motion carried 5 in favor, 0 opposed, 0 abstained.

5:29 p.m. *The Granby Planning Board will hold a Public Hearing on March 25, 2019 in the Old Carnegie Library (Top Floor Meeting Room), 1 Library Lane, Granby, MA to consider the application of Granby DG Series, LLC, 83 Orchard Hill Park Drive, Leominster, MA 01453 for Site Plan Approval as required under the following sections of the Granby Zoning Bylaw:*

- *Section 3.0 – Table 1. Schedule of Use Regulations*
- *Section 6.3 - Site Plan Approval*

*The applicant proposes to construct a 7,489 square foot retail store on a 3.62 acre parcel, which will be created from a 9.13 acre parcel. The property is zoned General Business (GB) where retail stores are allowed by right with site plan approval by the Planning Board. The property is located on the south side of West State Street (Rt. 202) adjacent to the C&G Machine Tool Co., and is identified as Assessor's Parcel ID Map 3, Block G, Parcel 11. The property is owned by Omer A. Gingras, 17 Strong Farm Lane, South Hadley, MA.*

Glen Sexton read the public hearing notice.

Chad Brubaker represented the applicant and asked for a continuance of the public hearing.

Motion made by Jim Trompke and seconded by Robert Sheehan, Jr. to continue the public hearing to May 22, 2019 at 6 p.m. at the Carnegie Library. Motion carried 5 in favor, 0 opposed, 0 abstained.

6:37 p.m. A motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. to reconvene the Planning Board's regular meeting. Motion carried 5 in favor, 0 opposed, 0 abstained.

### **Administrative Items (continued)**

#### *Granby DG Series, LLC*

The Board discussed a check received from Lisciotti CRE LLC in the amount of \$9,900.00 for the peer review.

Lillian Camus will create a memo to Steve Nally to instruct him to set up in an escrow account and deposit the check.

#### *Update on Bylaw Changes/Public Hearing/Special Town Meeting*

Lillian Camus reviewed the proposed bylaw changes as a result of the April 22, 2019 public hearing.

#### *GZA*

Lillian Camus discussed a request from GZA to be on the Board's Approved Peer Reviewer list. Jim Trompke suggested GZA submit a request in writing along with their credentials for the Board to review.

Bill Scanlan to ask GZA to submit a request with their credentials.

### *Permitting Guide*

Jim Trompke asked about the final version of the Permitting Guide. Lillian Camus explained the copies we received were in black and white and did not look very professional. Ms. Camus also noted a DLTA Grant was used to pay for the creation of the Permitting Guide along with copies.

Lillian Camus explained both she and Cathy Leonard have electronic versions of the Permitting Guide so it can be updated as needed as well as posted on the Town's website.

Motion made by Jim Trompke and seconded by Robert Sheehan, Jr. to authorize Lillian Camus to have 10 copies of the Permitting Guide printed in color. Motion carried 5 in favor, 0 opposed, 0 abstained.

### *Recording Secretary*

Lillian Camus will get back to the Board on pricing for advertising for a Recording Secretary in the Springfield papers and the Hampshire Gazette. Ms. Camus suggested the Board might want to go through a temp agency for a Recording Secretary until a permanent person is hired.

Lillian Camus will research pricing and present the results at the next Board meeting.

### **Any Other Business**

#### **Agenda Items for May 22 Meeting – meeting starts at 5:30 p.m.**

- Administrative
- Borrego Solar Decision
- Continuation of Public Hearing for Granby DG Series LLC at 6 p.m.

## Review of Action Items

The Board reviewed the action items.

### *Open/New Action Items*

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
Create memo to Steve Nally RE Granby DG Series, LLC escrow account	Lillian Camus	May 22, 2019
Contact GZA RE Sending in letter and credentials for Planning Board to consider for Approved Peer Reviewer List	Bill Scanlan	May 22, 2019
Have 10 copies of the Permitting Guide printed in color.	Lillian Camus	May 22, 2019
Obtain pricing for advertising in the Republican and Hampshire Gazette for a Recording Secretary	Lillian Camus	May 22, 2019
Obtain pricing for hiring a temp for the Recording Secretary position	Lillian Camus	May 22, 2019
Ask Catherine Ratte for a PVPC accounting to date.	Lillian Camus	In Progress
Meet with High School Principal re possible Recording Secretary candidates – UPDATE: Glen will try to contact the High School Principal if the current applicant is not interested in the job. Waiting to hear back from principal. No response from high school principal.	Glen Sexton	In Progress
Create a spreadsheet for PVPC charges	Lillian Camus	Ongoing
Keep track of items to submit for town annual report	Lillian Camus	Ongoing

### *Completed Action Items*

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
Contact Town Attorney RE Borrego Solar Decision Questions	Glen Sexton	Completed
Follow up with Jeremy Carriere for Bylaw changes prior to April 22, 2019 Public Hearing	Lillian Camus	Completed
Send a signed copy of Peer Review contract to Berkshire Engineering and ask Cathy Leonard to mail a hard copy to them.	Lillian Camus	Completed
Contact Chris Martin to discuss hiring a part time Planner	Jim Trompke	Completed

**Next Meeting**

The next Planning Board meeting will be Wednesday, May 22, 2019 at 5:30 p.m. in the upper level of the Carnegie Building.

**Adjournment**

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. to adjourn at 8 p.m.  
Motion carried 5 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the April 29, 2019 Planning Board meeting.

Respectfully submitted,

Lillian Camus  
Secretary