



PLANNING BOARD

10 West State Street

Granby, MA 01033

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

Website: www.granby-ma.gov

Members: Glen Sexton, Chair
Jim Trompke, Vice Chair
Robert Sheehan, Jr., Treasurer
Lillian Camus, Secretary

Others: Randy Izer, Harold L. Eaton & Associates, Inc.
Dean Smith, Borrego Solar
Matt Swansberg, Borrego Solar
Pinky Patel, Granby Motel

Absent:

Meeting: Monday, July 23, 2018

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

Minutes

CALL TO ORDER: Glen Sexton called the meeting to order at 6:03 p.m.

Administrative Items

Approve Bills

No bills to approve.

Approve Minutes

Approval of July 9, 2018 Minutes

Glen Sexton asked if there were any changes to the July 9, 2018 minutes. Lillian Camus noted under Old Business and Information, Recording Secretary, the minutes should say Conservation is looking for a Recording Secretary, not the Assessors Office.

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke approve the July 9, 2018 minutes as amended. Motion carried 4 in favor, 0 opposed, 0 abstained.

Approval of July 10, 2018 Minutes

Glen Sexton asked if there were any changes to the July 10, 2018 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke approve the July 10, 2018 minutes. Motion carried 4 in favor, 0 opposed, 0 abstained.

Updated ANR Form and Guideline to File ANR

The Board voted on the updated ANR Form and Guideline to File an ANR which was reviewed at the last meeting.

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. approve the updated ANR Form and Guideline to File an ANR. Motion carried 4 in favor, 0 opposed, 0 abstained.

New Business

ANR Chicopee Street - Leclair

Not discussed by the Board as no one attended the meeting for the ANR.

ANR 65 South Street – George Cook

The Board reviewed an ANR application from Jacquelyn Grewe, Personal Representative, which was presented by Randy Izer. Mr. Izer explained the property located on the easterly side of South Street, being known as 65 South Street, Map 4, Parcel 19, deed of property recorded in Hampshire County Registry of Deeds as book 1012 Page 273 will be divided from one lot into three.

After some discussion the Board approved the ANR as presented.

Check #11238 received from Harold L. Eaton Associates, Inc. drawn on the Easthampton Savings Bank in the amount of \$375.00

6:18 p.m. A motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to close the regular Board meeting until after the public hearing. Motion carried 4 in favor, 0 opposed, 0 abstained.

6:18 p.m. Public Hearing

Public To consider the application of Borrego Solar Systems, Inc., 55 Technology Drive, Suite 102, Lowell, MA 01851 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 applicants propose to install a 6.2 MW (DC) Ground Mounted Solar Photovoltaic Facility on an approximately 30-acre portion of parcel of land located at 0 Kendall Street (Assessor's Parcel ID: 8-B-5) owned by Breezy Acres LLC. of 25 Pleasant Street, Granby MA which is located within the Residential Single Family (RS) Zoning District.

Dean Smith, Civil Engineer and Matt Swansberg, Project Developer, explained the proposal to install a 6.2 MW (DC) Ground Mounted Solar Photovoltaic Facility on an approximately 30-acre portion of a parcel of land located at 0 Kendall Street (Assessor's Parcel ID: 8-B-5) owned by Breezy Acres LLC.

Questions/Comments from the Public:

- Lee Ann Wiesel, 74 Kendall Street questioned if the taxes of the houses near the project on Kendall Street would go down as our property values will go down because of the project. Mr. Swansberg - We will approach assessor to a payment in lieu of taxes. Glen Sexton noted we can't speculate that our property taxes will go down.
- Jim O'Donnell, 77 Kendall Street, on the other side of Kendall Street noted that quite a bit of water from the area of the proposed solar facility runs into his neighbor's yard across the street and then into Mr. O'Donnell's yard. Mr. O'Donnell asked if there will be water retention, if any chemicals will be used on the grass and if there are any PCBs in the area. Mr. Smith - There will be water retention. There will be native grasses that we will mow twice a year. The grasses filter and slow the runoff. We do not use any herbicides. The retention pond will probably be 2 feet deep, rather narrow and long. It will discharge into several places into a spreader swale.
- Rebecca Barlow, 76 Kendall Street noted that she, as well as others in the area, depend on the water runoff to feed our wells. If you're going to potentially decrease the runoff we may lose our well. Is there a way you will be monitoring that? Mr. Smith – We want to be environmentally considerate of neighbors and wetland areas. We will be mindful of that. We won't be decreasing the runoff to a large degree.
- Philip Kraus, 80 Kendall Street asked where the water will come from if the grass under the around the solar panels catches on fire. Mr. Kraus voiced concern about not enough water in the area to fight the fire. Mr. Smith - The Fire Department would have to bring in pumper trucks and that they will be working with the local fire department.
- Kevin Smith, 90 Kendall Street asked if the retention system fails and does damage to his home who is responsible for the repairs? Mr. Smith – I don't know of any instances where the systems fail. Mr. Smith explained the discharge system. Mr. Smith noted they

have to prove they would not be creating any erosion.

- Janice Cook, 52 Kendall Street asked if the environmental people have looked at the area. Ms. Cook noted there are vernal pools as well as pink and white lady slippers which are on the endangered list. Mr. Smith - They had environmental people check this out and nothing is mapped in this area. They did the environmental review in the Spring.
- Ken Wright, 44 Kendall Street noted there are stone walls in that area that aren't supposed to be touched or moved. Mr. Smith - The stone walls are mostly outside our site development area. Mr. Wright expressed concern about the value of his house and view from his house if all the trees were cut down. Mr. Wright also has a shallow well and is concerned about drainage and who is going to replace the wells if they run dry or is contaminated by any chemicals that might be used. Mr. Wright expressed concern about where all the copperhead snakes will go. He is also concerned if the value of his house going down will his taxes go down, and if the town is going to get any revenue that will help his electricity rates. Glen Sexton – That's outside our Board's purview.
- Robert Russo, 107 Kendall Street asked if someone could outline the procedure to get approval for the project and where we are at in the process. Mr. Smith - We are at the very beginning of the process. This is our first public hearing on the issue. We will get comments on the plan and will respond. We will respond to hopefully all the concerns raised by the public. We will revise our plans and the process will go on. This is just the first step.
- Chester Danek, 70 Kendall Street asked if the panels are going to be visible from Kendall Street. Mr. Smith - Our first look is no as they are at the top of the ridge. Once we have our topography map we will have a better idea and can present that at the next step. Mr. Smith explained vegetation and where our site is located can obscure the visibility. We are assuming this is a mixed forest, there are a lot of pine mixed in with deciduous trees. If it is all deciduous trees and it loses its foliage in the winter, we can buffer along the edge so there's no visibility. Mr. Danek was concerned that approximately 30 acres of trees will be cut down. Mr. Smith confirmed that approximately 30 acres of trees will be cut down. Mr. Danek was concerned about the water runoff from cutting down the trees.
- Joe Arabik, 88 Kendall Street noted that he has a swail in his backyard and a French curtain around his foundation. Early this spring the water came down the hill over the ice and right into his cellar. Mr. Arabik is concerned the retention ponds need to be larger, and the water source for wildlife is being cut off. Mr. Smith - We do raise the fence six inches off the ground so small animals can get through. Mr. Smith also noted they will discuss this with the Conservation Commission.
- Jim O'Donnell, 77 Kendall Street asked what kind of benefit the town will the Town be getting from this project and how long will it take to build. Mr. Swansberg - We rely on the Town Assessor to model the project and provide guidance. It can be anywhere from \$70,000 to \$200,000 a year. Mr. Smith - Turnaround time is 6 to 8 weeks for the heavier construction. Mr. Smith noted there will not be a lot of heavy equipment on site after the first few weeks. The entire construction should take 8 or 9 months.

- Michelle Amlaw, 166 Kendall Street asked what benefit is this project to the town electricity-wise for the people? Mr. Swansberg - The projects that are developed in the National Grid territory will go back to the grid. 100% of this solar generation will flow back to the grid. This project is also going to be classified community shared solar that gives residents within the National Grid service area an opportunity to purchase credits from the system to reduce their electricity costs.
- Janice Cook, 52 Kendall Street asked who did the environmental survey in spring. Mr. Smith - SWCA did the survey. Their local office use to be New England Environmental. They were purchased by SWCA.
- ?? What's Breezy Acres getting out of this? Mr. Swansberg - we are leasing the land.
- Jay Joyce, 18 Jennifer Drive – Mr. Joyce clarified that he was attending the meeting only as a concerned citizen and not as a Selectman, Chairman of Energy Committee or Chairman of the Economic Growth Committee. Mr. Joyce asked what is the classification of the land. Agricultural? Open? Mr. Smith – I don't have information.
- John Sexton, 95 Kendall Street voiced concern about runoff being too much for retention ponds. Mr. Sexton also inquired as to the level of sound created by the project. Mr. Smith – 60 to 70 decibels and will go down once the sun goes down. The Board can ask for a noise level study.
- Eric Wiesel, 50 Kendall Street asked if it's determined in the winter time it's an inadequate barrier what are our rights and how is that going to be addressed? Mr. Smith – If it's determined that we need screening we will provide a fence or evergreen trees along the edge of the property that would provide visual screening and would dampen the sound as well. Mr. Wiesel asked what is the narrowest amount of foliage that exists in the project? Mr. Smith – Probably close to 300 feet. It is definitely an area where we can use screening.
- Dennis Wright, 44 Kendall Street was concerned about electromagnetic fields. Mr. Smith – The levels are very low, similar to sitting in your living room watching television.
- Steve Wright, 53 Kendall Street asked what type of zoning are we talking about changing? Glen Sexton - It will remain residential. It won't be a zoning change. Mr. Wright asked what is this going to do as far as the owner's taxes? Glen Sexton – The Assessors will decide. Mr. Wright asked how does the noise affect the animals? Mr. Smith – I haven't seen any evidence that the noise level involved with these kinds of systems have an effect on animals in the area. I can try to do research on this.
- Phil Kraus, 80 Kendall Street asked for a clarification as to how much the bylaws in town allow for solar. Glen Sexton responded they can have up to 250 kw at personal homes. Mr. Kraus asked if the project could be smaller. Mr. Smith – The project was size for the available space. Mr. Krause asked if they have built one this size in Massachusetts. Mr. Smith - We have some that are cumulatively close to this size. We can provide a list of where our projects are located so you can see what a constructed system looks like. Mr. Kraus asked if there is any way we can directly benefit without going through the grid. Mr. Smith – I'm not sure about an individual residential user. We do have community colleges that are direct off-takers for systems built, but in generally it doesn't work out for surrounding houses. It would have to be through the Community Energy Project.

- Lee Ann Wiesel, 74 Kendall Street asked once the project is done and we see changes that are negatively affecting us, say our water, will we have a means to bring them forward to someone somewhere to go through the process to rectify that and will we have to go through the hoops to confirm it was due to the solar field being established. Will there be a process in place? Mr. Smith – There wouldn't be a direct process from us. We will have to comply with code enforcement. Jim Trompke – We typically put conditions on the permit.
- Michael Cote, 71 Kendall Street asked if the project could be located further back away from the houses. Mr. Smith – Not with this particular type of layout. We are using up pretty much all of the area.
- Ken Wright, 44 Kendall Street asked how can we stay informed with any proposals, submittals or decisions made? Glen Sexton – Meeting agendas will be posted on the Town's website. If another board is meeting on this project you will be notified as abutters.
- Kate O'Connor, 90 Kendall Street asked what happens if something happens at the solar farm? Would it affect the electricity of our houses? Mr. Smith - The utility studies will look at that and we will have additional poles.
- ?? We live directly across from the area where it's solely ledge. There is a runoff that runs heavily in the Spring, and any additional water goes into the wetlands behind us and then backs up into additional properties. If there is additional runoff you will create an entire swamp. Additionally, in Granby we all have septic systems. Mr. Smith - It's up to us to build a system that wouldn't do that.
- Joe Arabik, 88 Kendall Street asked if there will be any battery capacity at the site. Mr. Smith - There is an energy storage system proposed with this. It's a 6.6 MW with lithium ion batteries. Each cell is contained, then each module of cells is contained, then that is contained, it's in a UL listed enclosure. It has a fire suppression system, it has a sophisticated monitoring equipment and is temperature controlled. There are backup systems to that.
- Jim O'Donnell, 77 Kendall Street asked if the battery banks make any noise. Mr. Smith - The banks themselves do not but the HVAC units do which is similar to residential HVAC units.

Questions/Comments from the Board:

- Glen Sexton– The closest residence is 170 feet away? Mr. Smith - Correct.
- Glen Sexton – What is the visibility of the project for the closest residence? Mr. Smith – If it was necessary, there is space outside our fence line to provide for some vegetative buffering if it was required. I'll look at it again once we have the actual topography.
- Glen Sexton – What type of disturbance will be done to the property? Mr. Smith – The upper portion of the site is relatively flat. The bulk of the excavation is for construction of the roadway and the equipment pad. There is very little required disturbance except for clearing and grubbing of trees in the balance of the site.
- Glen Sexton – After all the clearing and with all the recent storms we've had would the runoff be affected? Mr. Smith - Yes, there will be a slight increase, but I haven't done final calculations with the topography. We will provide water management systems to take care of the runoff.

- Jim Trompke – How is the access road going to be built? Mr. Smith - It's a 14' wide gravel roadway.
- Robert Sheehan, Jr. – Due to the steepness of the slope coming in off Kendall Street, how often do you propose to have someone doing a general check of the area to ensure gravel driveway hasn't washed out or needs some kind of attention? Mr. Smith - Whenever someone needs to be onsite they would check into that. That would be in general two or three times a year. Robert Sheehan, Jr. – I don't necessarily know if that's adequate. Mr. Smith - If the Board requires something more frequently we can revise our standard of operation maintenance. Robert Sheehan, Jr. – I think that's something that would have to be worked out with the Police and Fire Departments.
- Robert Sheehan, Jr. – Would part of the storm water analysis be a hydrogeologic study? Mr. Smith - There are whole range of hydrogeologic studies done and have been incorporate into the storm management calculations.
- Jim Trompke – Can we talk about what you will bring back to use? Mr. Smith – Sure.
 - Topography
 - Examples of anchors will be using
 - Design for storm water control

We will need to see all that information before we can circulate it to all the departments for peer review.
- Jim Trompke asked how long it would take for them to get the full package back to the Board. Mr. Smith responded he expected the topography report this week. That's what's holding up the storm water report. Mr. Trompke said he would like them to provide us with an example of some screening.
- Lillian Camus said she would like to know if it is agricultural land. Glen Sexton said we would follow up on that.
- Jim Trompke asked that, due to some of the concerns about the wetland, the plan be revised so the wetland area will be outside the project.
- Jim Trompke asked about onstruction control – where you are going to lay out some fencing, process and schedule for each step, where you are going to store items, a track mat at the bottom of the driveway.
- Lillian Camus noted there is a preliminary review from National Grid in the packet. Will you have a final one before we make our decision? Mr. Swansberg – The study will be completed in the next four to six weeks.
- Lillian Camus voiced concern that there is just a little bit of room left in the substation which would be used up by this project and more as they pay for the upgrade to the substation. What will be left for, say, the individual resident if they wanted to install solar panels? Mr. Swansberg – The utility company has provided us with the data and we will be upgrading the line.

The Board reviewed the list of items to be brought back to the Board.

- Topography
- Examples of ground screws that will be used
- Storm water design
- Sound dampening examples
- Revise plan to fence out wetland areas
- Wetland reports
- Construction Controls, sequencing, laydowns
- Impact studies
- Data sheet outline of fire protection measures

Mr. Smith inquired about the dollar amount the Planning Board would like as a deposit towards future expenses incurred while considering the project. The Board agreed to start with a check for \$10,000 payable to the Town of Granby.

Motion was made by Jim Trompke, and seconded by Robert Sheehan, Jr., to continue the hearing to August 27 at 6 p.m. on the upper Level of the Carnegie Building. Motion carried 4 in favor, 0 opposed, 0 abstained.

8:18 p.m. A motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to reconvene the Planning Board's regular meeting. Motion carried 4 in favor, 0 opposed, 0 abstained.

8:20 p.m. Discussion – Granby Motel

Ms. Pinky Patel explained they are ready to rebuild the building which burned at the Granby Motel. Ms. Patel noted the footprint will remain the same and there will be seven (7) regular units instead of four (4) larger units.

After discussion and review of preliminary plans, the Board determined as the plans were not a new use of the area, and the Building Inspector would be the lead. There would be no need for Ms. Patel to come back to the Planning Board for this project.

Old Business and Information

Recording Secretary

Lillian Camus updated the Board on the search for a Recording Secretary. As of last Thursday, no applications have been received. Lillian will check with Cathy Leonard on Tuesday for an update as Cathy is out of the office until then.

Vacant Planning Board Seat

Lillian Camus updated the Board on the Planning Board's empty seat. Cathy Leonard has not seen any applications for the position.

Glen Sexton will reach out to Jennifer Curran and Rob Chauvin, who had previously showed interest in a Planning Board seat and ask them to submit their resume to Chris Martin.

Other

Discussion of business estate lots

Duplexes

Sewer/Water Infrastructure

Westover Metropolitan District Commission (WMDC)

Any Other Business

Agenda Items for Next Meeting

Items for next meeting:

- Anything that comes up before the next meeting

Review of Action Items

Review of action items was postponed to the next meeting.

Open/New Action Items

Item	Responsible Party	Due Date
Ask Jennifer Curran and Rob Chauvin to submit applications for Planning Board vacant seat	Glen Sexton	July 23, 2018
Invite the person proposing a retail establishment project to a Planning Board meeting to review the project	Jim Trompke	July 9, 2018
Meet with High School Principal re possible Recording Secretary candidates – UPDATE: Glen is waiting to hear back from an e-mail sent	Glen Sexton	July 9, 2018
Ask Cathy Leonard to order a new stamp for the mylars with black ink	Lillian Camus	July 9, 2018
Purchase name plates and gavel for Planning Board meetings. Gavel received. Glen to pick up name plates from Staples	Glen Sexton	In Process
Review sample bylaws for Common Driveways, Flag Lots/Estate Lots and Driveway Standards	Planning Board	Ongoing
Create a spreadsheet for PVPC charges	Lillian Camus	Ongoing
Keep track of items to submit for town annual report	Lillian Camus	Ongoing

Next Meeting

The next Planning Board meeting will be Monday, August 13, 2018 at 6 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 8:41 p.m.
Motion carried 4 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the July 23, 2018
Planning Board meeting.

Respectfully submitted,

Lillian Camus
Secretary