



## GRANBY PLANNING BOARD

10 West State Street

Granby, MA 01033

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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: Ken Comia, PVPC

Absent:

Meeting: Tuesday, July 16, 2019

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

### Minutes

**CALL TO ORDER:** Glen Sexton called the meeting to order at 5:33 p.m.

### Administrative Items

#### Approve Bills

Glen Sexton reviewed invoice #B1906-09 from Berkshire Engineering, Inc. for \$1,490.00. The invoice was not clear as to what project this invoice covered.

Lillian Camus will contact Berkshire Engineering to clarify what solar proposal they reviewed. The Board will review the invoice at the next meeting.

### New Business

#### Continue Solar Bylaw Review

The Board began its review by discussing Massachusetts Department of Energy Resources (MA DOER) "Model Zoning for the Regulation of Solar Energy Systems" dated December 2014. In addition, Ken Comia reviewed information he received from Jill Decoursey, Pioneer Valley Planning Commission (PVPC) expert on Green Community requirements.

Other documents reviewed or referenced were current Solar Bylaws from the towns of Barre, Leicester and Palmer. Only the Town of Barre has received approval of their Solar Bylaw changes from the Attorney General. The Towns of Leicester and Palmer are waiting for a response from the Attorney General. The current Table 2 Table of Dimensional and Density Regulations in the Town's Zoning Bylaws was also referenced.

Mr. Comia read a MA DOER document titled, "Criterion 1 As-of-Right Siting via Generation, R&D, or Manufacturing" dated Fall 2018 which he received from Jill Decoursey. The document notes:

**"Criterion 1: As-of-Right Siting – Renewable Energy/Alternative Energy**

A municipality must provide zoning in designated locations for the as-of-right siting for one of the following:

1. Renewable or alternative energy generating facilities,  
OR
2. Renewable or alternative energy research and development (R&D) facilities,  
OR
3. Renewable or alternative energy manufacturing facilities"

Mr. Comia explained as our Zoning Bylaws already allow research and development (R&D) facilities and manufacturing facilities we have satisfied Criterion 1.

After some discussion Glen Sexton opened up the meeting for questions from the public attending:

- Lee Ann Wiesesl, 74 Kendall Street – Ms. Wiesel is pro solar but not in favor of cutting down forests. Ms. Wiesel suggested the Board strive to retain rock walls and noted that land values do go down for houses around solar farms. Ms. Wiesel noted there are water issues all around town. Taking trees down may contaminate shallow wells from the runoff. Ms. Wiesel agrees to limiting the number of solar farms.
- Jim Wiesel, 74 Kendall Street – Mr. Wiesel has two acres of wetland the Town tells him what he can do with it. There is some give and take. Glen Sexton noted the State regulates the wetlands.
- Eric Wiesel, 50 Kendall Street – Mr. Wiesel asked the Board to consider some sort of set back from residences. Belchertown has 200 ft. Need larger set backs.
- David Randall, 225 Taylor St. – Mr. Randall grows and cuts down many trees on his property. The Town can't tell him he can't do that. (Note: This was in response to a discussion as to a landowner being able to do what he/she wants on their own property without any restrictions from the Town.) Lillian Camus asked what type of trees he grows. Mr. Randall replied he grows Christmas trees and sells them. Lillian Camus noted that is a business.

The Board discussion continued with three main topics:

- Increase setbacks
- Hire someone, at the project owner's expense, to inspect the project to ensure conditions and timelines are being met
- Time limits on Special Permits

Ken Comia noted the Board can ask for a bond that will pay for any wear and tear on town roads.

#### *Setbacks*

After much discussion, the Board decided to use some wording from the Town of Barre's Solar Bylaws.

Motion made by Lillian Camus and seconded by Jim Trompke, to change the required distance between property lines for large-scale ground-mounted solar photovoltaic projects to 100 ft. from the front property line, 50 feet from each side property line and 50 feet from the rear property line. Motion carried 4 in favor (Jim Trompke, Robert Sheehan, Jr., Lillian Camus and Rob Chauvin), 0 opposed, 1 abstained (Glen Sexton).

#### *Inspections*

The Board discussed requiring inspections on solar projects. After discussion,

Motion made by Lillian Camus, and seconded by Jim Trompke, to require inspections three years after certificate of completion is issued, then every five years until the project is decommissioned. Motion carried 5 in favor, 0 opposed, 0 abstained.

#### *Special Permit Time Limits*

The Board discussed extending the initial term of any Special Permit. After discussion wording from the Town of Barre's Solar Bylaws was preferred.

Motion made by Glen Sexton, and seconded by Jim Trompke, that the initial term of any special permit will be 20 years, or such other time as determined by the Planning Board. The permit may be extended for up to two five years terms upon inspection of said facility. Any further extension shall require a new application. Motion carried 5 in favor, 0 opposed, 0 abstained.

#### *Solar Bylaw Revision Schedule*

Schedule for review of the current Solar bylaws in order to meet the deadline of January 31, 2020.

- 10/28 – Proposed Bylaw Changes to Attorney General giving 95 days for review which would be 1/31/20
- 10/15 – Special Town Meeting – then giving 14 days to incorporate any changes from STM to get final Bylaw changes to AG
- 9/23 - Date of Public Hearing –giving 3 weeks to incorporate any suggestions from public hearing and get final docs to Cathy for STM

- 9/02 – Second Public Hearing Notice Sent
- 8/19 – First Public Hearing Notice Sent
- 8/05 – Bylaw Package Sent to Selectboard

### **Old Business and Information**

None

### **Any Other Business**

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

- Administrative
- Solar Moratorium
- Permitting Guide
- Raymond Boisjolie Continued Public Hearing – 6 p.m.

### **Review of Action Items**

The Board postponed review of the action items to the next meeting.

#### *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         |

**Next Meeting**

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

**Adjournment**

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to adjourn at 8:28 p.m. Motion carried 5 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the July 16, 2019 Planning Board meeting.

Respectfully submitted,

Lillian Camus. Secretary