



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, PVPC Rep

Others: Susan Westa, PVPC
Irene Mariettos, Realtor
Dean Smith, Borrego Solar
Matt Swansberg, Borrego Solar
Michael Conway, Borrego Solar

Absent:

Meeting: Wednesday, August 29, 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

Glen Sexton reviewed Invoice #880392 in the amount of \$65.50 for a Help Wanted Ad for a Planning Board Recording Secretary.

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. approve payment of Invoice #880392 in the amount of \$65.50. Motion carried 4 in favor, 0 opposed, 0 abstained.

Approve Minutes

Approval of August 13, 2018 Minutes

Glen Sexton asked if there were any changes to the August 13, 2018 minutes. Lillian Camus noted that at the top of page 4 of the minutes another bullet should be added stating "Remove the following paragraph: The Municipal District comprises .4% of the town and restricts buildings to only municipal and institutional uses. Minimum lot size is 40,000 square feet and frontage is 150 feet."

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. to approve the August 13, 2018 minutes as amended. Motion carried 4 in favor, 0 opposed, 0 abstained.

Approval of August 21, 2018 Minutes

Glen Sexton asked if there were any changes to the August 21, 2018 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Glen Sexton to approve the August 21, 2018 minutes. Motion carried 3 in favor, 0 opposed, 1 abstained (Jim Trompke).

Memo to Selectboard for Joint Meeting

The Board reviewed a memo to the Selectboard requesting a joint meeting to consider any and all residents interested in filling the vacancy for the open Planning Board seat.

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. to present Rob Chauvin as the Planning Board's candidate and present him to the Selectboard to fill the open seat. Motion carried 4 in favor, 0 opposed, 0 abstained.

Final review and approval of Open Space and Recreation Plan Planning Board response

Lillian Camus reviewed the final version of updates the Board made to their portion of the 2012 Open Space and Recreation Plan at the August 13, 2018 meeting. After review,

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to approve the final version of updates to the 2012 Open Space and Recreation Plan. Motion carried 4 in favor, 0 opposed, 0 abstained.

New Business

ANR East State Street

The Board reviewed plans presented by Irene Mariettos, representing Stephen Polchlopek, to create a separate lot at East State Street across from the owner's residence. Deed of property recorded in Hampshire County Registry of Deeds Book 975 Page 350.

After some discussion the Board approved the ANR as presented.

Check #1749 drawn on bank ESB in the amount of \$250.00 received from Stephen J. Polchlopek.

6 p.m. – *Continued Public Hearing 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, and Michael Conway, Director of Business Development – Energy Storage all of Borrego Solar Systems attended the meeting to answer questions.

Mr. Smith detailed the changes made to the site plan as requested by the Board and/or suggested as issues by the abutters at the August 13, 2018 Planning Board meeting.

Mr. Smith noted he will be filing with the Conservation Commission as soon as the stormwater management systems are complete.

Questions/Comments from the Public:

- Philip Kraus, 80 Kendall Street noted Mr. Smith said he would take pictures from the property any of the houses that were very close to the project to see what their view would be of the project. Mr. Krause asked what the proposed solution would be for screening for those houses. Mr. Smith - The normal screen we offer is evergreen trees that keep their foliage close to the ground. The differences in elevation are part of that elevation to figure into the selection and size of trees. Mr. Krause asked if Borrego could adjust their boundary if necessary. Mr. Smith - That could be an adjustment to the clearing. Sometimes we'll construct a berm to put the plants on to give them additional height. Mr. Krause - Do you have any space in the narrowest part between the houses and the project to give the residents more room? Mr. Smith - There's not a lot of space but there are options. We can come up an affordable solution.
- Torrence Gordon, 87 Kendall Street asked about runoff. Mr. Smith - What we're trying to do is not to reduce the runoff greatly. Per our analysis we're not increasing the runoff. This area will not be graded so the runoff should be much the same as it is now.
- Kevin Smith, 90 Kendall Street noted Borrego's proposed lease on the property is 20 years with two 5-year extensions. What if the company goes bankrupt? Mr. Smith - There will be a surety bond which will be to the benefit of the town. If the company does not exist, the town can draw on those funds to decommission the project. If the company is still in business, they will be responsible to return to the land as close to its former life as possible. It will be an open field.

- George Knight, 63 Kendall asked what direction the solar panels will be facing. Mr. Smith – The panels will be facing South. Mr. Knight - Will the panels be reflecting on the houses? Mr. Smith - We are doing a glare analysis which isn't complete yet. The glare would be more like a glare from a house window. Mr. Knight - You mentioned you will be putting in an energy storage facility. Mr. Smith indicated the location on the map. We are having a noise analysis done on the site. They will measure the sounds now and then calculate what the difference would be once all the equipment has been installed.
- Lee Ann Wiesel, 74 Kendall noted the last time we met we talked about the benefit to the Town. Has there been any progress? Mr. Smith - There will be a PILOT program. Once we are close to the end of the permit process a PILOT program be negotiated with your Board of Selectmen. Matt Swansberg noted they did reach out to the Town. The Town would not engage until Borrego received a permit for the project from the Planning Board. Mr. Swansberg noted this project will be part of the Community Share program and encouraged folks to take advantage of the program. Mr. Smith noted the Selectboard will hold an open meeting about the Community Share program, so the public will have more information. Ms. Wiesel asked if Borrego has reviewed this project with the other boards in Town. Mr. Smith - We just received our reports and will be scheduling those meetings sometime in September.
- Brenda Knight, 63 Kendall asked how long will it take before your cost and income come together and you begin to earn money? Mr. Smith - I don't know. The asset is sold to a third party as Borrego doesn't like to own the property. Those companies would have financial models.
- Bob Russo, 107 Kendall voiced concern about the storage on the property and asked for more details on the structures, safety impact, etc. Mike Conway explained the storage system. Mr. Russo - How long do they last? Mr. Conway - We are modeling 15 years for this system. Mr. Russo - Who is responsible for the cost involved in replacing them? Mr. Conway - We are.
- George Knight, 63 Kendall observed Borrego is mainly a design company. Mr. Smith - We are basically a design/build contractor. We also have an operation and maintenance division. We encourage the owners of most of the sites we build to sign a maintenance contract with us. Mr. Knight - Who will the owner be? Mr. Smith - It will be one of a number of the community energy program clients. It hasn't been decided yet. Mr. Knight – Would the Town have any say regarding the owner selected?
- Joe Arabik, 88 Kendall Street asked if I were to sell the house would the town have any say? No. They are not bound contractually who they can sell to. You could get a whole slew of unsavory characters or the best ones. – Jim Trompke – That's why the town requires a bond so if it's not maintained correctly or is a public safety hazard we have the funds to dismantle that.
- Philip Kraus, 80 Kendall Street questioned the amount of decommissioning and how it is computed. Glen Sexton explained.
- Lee Ann Wiesel, 74 Kendall asked for an explanation of the deforestation process and how it works. Mr. Smith - When we clear the site we will cut trees first. They will be felled and kept in place. Within the fenced area the stumps will be removed. Outside the fenced area they will be left. The tree boards from the timber will depend on the owner of the property. In most cases those trees will be ground into woodchips and placed

around the perimeter of the property and are generally part of our erosion control process. Ms. Wiesel - How long of a period will that take? Mr. Smith - I believe they can cut up to four acres in a day. They will be operating within the hours specified by the Town. Ms. Wiesel - There are large boulders in that area. How will that be handled? Mr. Smith - We're not proposing blasting. The equipment handles very large boulders which will be placed on the perimeter of the property.

- Philip Kraus, 80 Kendall Street asked if the access road would be 14 feet to provide access. Mr. Smith - Yes, we will be coordinating that with your local fire department as to requirements. We will try to the maximum extent to use the road that is currently there.
- Joe Chaloux, 140 School Street asked since the project is on top of the hill with a lot of metal racking what is the protection against lightening? Mike Conway - Each panel has a wrapping system has a built in a grounding system. Mr. Smith – the individual racks are also separated.
- Philip Kraus, 80 Kendall Street noted the landowner wanted to get a return on their land which they could do by putting in a subdivision or solar panels. Could they do that if it's in 61A? Mr. Smith – No, they would have to take it out of 61A first.
- Kevin Smith, 94 Kendall asked if your distribution of water doesn't work the way it's projected who will correct that situation? Mr. Smith - It would be whomever owned the equipment at that point.
- Bob Russo, 107 Kendall asked if Borrego has any experience where homeowner's insurance has been raised because of facilities like this? Mr. Smith - I have not seen any evidence to that degree.

Questions/Comments from the Board:

- Jim Trompke asked Mr. Smith to explain the changes to stormwater management and added treatment areas. Mr. Smith – The area has been divided into sub-catches that flow in different directions. Not much grading to be done and will remain as is except for road construction. Water will flow as it does now, going through a meadow as opposed to a forest. There is also an infiltration trench. It's more about detention than retention.
- Jim Trompke asked if everything flowing more from one direction than the other? Mr. Smith - Most of the stormwater will flow to the east, with some to the west towards the wetlands. There is a ridge.
- Glen Sexton asked about glare from the solar panels. Mr. Smith – We are working to resolve glare.
- Mr. Smith noted they want to get permission from some of the residents to show how the project will look like from their back yards.
- Glen Sexton asked how many properties does the visual issue affect. Mr. Smith - A few homes.
- Jim Trompke noted the Board would like to see what actions have been taken to inform the folks of the request to take pictures from their property towards the project. Mr. Swansberg - Letters have been sent to two of the abutters and one has been contacted. The other received his letter today.
- Robert Sheehan, Jr. asked if the dark green area on the topographic map the fenced area. Mr. Smith – Yes, and it is very close to the top of the ridge. We will cut some trees

outside the perimeter with the stumps left in place.

- Robert Sheehan, Jr. asked what does your topography plan include? Mr. Smith - It includes from the top to the bottom.
- Robert Sheehan, Jr. asked if in 15 years after startup something goes wrong who is the point of contact? Mr. Smith - In that case the system owner will be known towards the end of this. Some towns condition that we notify you of any change of ownership. Any problem during construction Borrego is the one and maybe after construction.
- Glen Sexton asked who owns the solar panels? Mr. Smith - It would be the community energy company. They would also be the leaseholder.
- Glen Sexton inquired if the notification would come to the town if it was sold off to anyone else. Would the town have a say if concerned about their safety record? Mr. Smith - I haven't seen that particular level of condition. The ones I have seen require a certain amount of time before it's final.
- Jim Trompke reviewed the list from the July 23, 2018 meeting to ensure all materials asked for are either in progress or have been presented to the Board.
- Robert Sheehan, Jr. inquired about the process of choosing a peer reviewer indicating he thought the peer reviewer was chosen by the applicant. Mr. Smith – we are not generally involved with the selection of a peer reviewer. Susan Westa agreed to work with whichever peer reviewer was chosen to facilitate the process.
- Mr. Smith took back the packages of updates he brought to the meeting and will Federal Express them to Cathy Leonard, so she can officially log them in.
- Robert Sheehan, Jr. asked for clarification as to whether or not the land is in 61A or 61B. Mr. Swansberg noted the homeowner said the property was put back in residential taxing.

Mr. Smith will contact Cathy Leonard to obtain an approved peer review list.

The Planning Board continued the public hearing to Monday, September 10, 2018 at 6:15 p.m.

The Planning Board asked Susan Westa to attend the September 10, 2018 meeting and she agreed.

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to continue the public hearing to September 10, 2018 at 6:15 p.m. at the Carnegie Library. Motion carried 4 in favor, 0 opposed, 0 abstained.

7:37 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.

Permitting Guide

Susan Westa reviewed the first version of permitting guide with the Board. Ms. Westa noted some information needs to be confirmed as she had an intern create the permitting guide.

Old Business and Information

Recording Secretary

Lillian Camus noted she had intended to have the Board meet the potential Recording Secretary candidate at the September 10 meeting and asked if they still wanted to do that in view of the public hearing. The Board agreed to meet with potential candidate at 5:30 p.m. on September 10.

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: (**note meeting start time of 5:30 p.m. for the September 10 meeting only**)

- Administrative
- Continued Public Hearing for the Kendall Street Solar Project
- Anything that comes up before the next meeting

Review of Action Items

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

Open/New Action Items

| Item | Responsible Party | Due Date |
|--|--------------------------|-----------------|
| Give signed PVPC Rep letter to Cathy Leonard to mail | Lillian Camus | August 14, 2018 |
| Give signed Kendall Street Solar Escrow letter to Cathy Leonard to mail | Lillian Camus | August 14, 2018 |
| Give initialed Kendall Street Solar Escrow set up letter to Steve Nally | Lillian Camus | August 14, 2018 |
| Update Approved "Peer Reviewer" List and send to Cathy Leonard for posting on Town's website | Lillian Camus | August 14, 2018 |
| Incorporate changes discussed in the Planning Board's update of the OSRP | Lillian Camus | August 29, 2018 |
| Contact applicant for Recording Secretary position to either clarify time of job or invite to a PB meeting for an interview | Lillian Camus | August 29, 2018 |
| Jennifer Curran is not interested in the vacant seat at this time. Glen will invite Rob Chauvin to the next Planning Board meeting to meet the Board as a potential candidate. | Glen Sexton | August 29, 2018 |

Open/New Action Items (continued)

| Item | Responsible Party | Due Date |
|--|--------------------------|-----------------|
| 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. | Glen Sexton | August 29, 2018 |
| Ask Cathy Leonard to order a new stamp for the mylars with black ink. UPDATE: As of 8/13/18 the stamp has not arrived. | Lillian Camus | August 29, 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, September 10, 2018 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 8:20 p.m. Motion carried 4 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the August 29, 2018 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Secretary