



PLANNING BOARD

10 West State Street

Granby, MA 01033

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

Website: www.granby-ma.gov

Members: Robert Sheehan, Jr., Treasurer
Lillian Camus, Secretary, PVPC Rep
Rob Chauvin, Member

Others: Susan Westa, PVPC
Bill Scanlan, PVPC Consultant

Absent: Glen Sexton, Chair
Jim Trompke, Vice Chair

Meeting: Thursday, December 13, 2018

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

Minutes

CALL TO ORDER: Robert Sheehan, Jr. called the meeting to order at 6:01 p.m.

Administrative Items

Approve Bills

No bills to approve.

Approve Minutes

Approval of December 10, 2018 Minutes

Robert Sheehan, Jr. asked if there were any changes to the December 10, 2018 minutes. Hearing none,

Motion was made by Rob Chauvin and seconded by Lillian Camus to approve the December 10, 2018 minutes. Motion carried 3 in favor, 0 opposed, 0 abstained.

6:15 p.m. A motion was made by Lillian Camus and seconded by Rob Chauvin to close the regular Board meeting until after the public hearing. Motion carried 3 in favor, 0 opposed, 0 abstained.

New Business

6:15 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.

Robert Sheehan, Jr. read a letter dated December 12, 2018 from Dean Smith of Borrego Solar requesting for a continuance of the public hearing to on or about January 10, 2018.

The Board discussed the letter and a potential date for the continuance for the public hearing.

Motion was made by Lillian Camus and seconded by Rob Chauvin to continue the public hearing to January 14, 2018 at 5:45 p.m. at the Carnegie Library. Motion carried 3 in favor, 0 opposed, 0 abstained.

6:27 p.m. A motion was made by Rob Chauvin and seconded by Lillian Camus to reconvene the Planning Board's regular meeting. Motion carried 4 in favor, 0 opposed, 0 abstained.

Correspondence

Granby Solar LLC – Dickinson's Farm

The Board discussed the Town Attorney's opinion regarding Granby Solar LLC's application for revision to Site Plan Review Approval and Revision to Special Permit.

The Board discussed scheduling a public hearing for January 28, 2019. Lillian Camus will work with Cathy Leonard to get the public hearing posted.

Lillian Camus will ask Chris Martin to have the Town Attorney speak with Granby Solar LLC's attorney regarding Granby Solar LLC's options as he offered to do.

Additionally, Bill Scanlan would like to speak with the Town Attorney regarding the options the Planning Board and Granby Solar LLC have with regard to this application and the Town Moratorium on any new solar projects.

Old Business and Information

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:

- Administrative
- 0 Kendall Street Solar – Continuation of Public Hearing
- Anything that comes up before the next meeting

Review of Action Items

The Board postponed review of the action items.

Open/New Action Items

Item	Responsible Party	Due Date
Work with Cathy Leonard to post a public hearing notice for Granby Solar LLC	Lillian Camus	January 14, 2018
Speak with Chris Martin to get permission for the Town Attorney to talk with Granby Solar LLC's attorney	Lillian Camus	January 14, 2018
Speak with Chris Martin to get permission for Bill Scanlan to speak with the Town Attorney regarding options for the Planning Board and Granby Solar LLC in light of the Solar Moratorium	Lillian Camus	January 14, 2018
Ask Cathy Leonard to set up public hearing for 59 Ferry Hill Road	Lillian Camus	November 7, 2018
Ask Susan Westa for an accounting to date.	Lillian Camus	In Progress
Follow up with Chris Martin Re Attorney review of bylaws	Glen Sexton	November 7, 2018
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
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, January 14, 2018 at 5:30 p.m. in the upper level of the Carnegie Building.

Adjournment

Motion was made by Rob Chauvin and seconded by Lillian Camus to adjourn at 6:40 p.m.
Motion carried 5 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the December 13, 2018 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Secretary