



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

Others: Dean Smith, Borrego Solar
Briony Angus, Tighe & Bond
Mike Resca, CPV (Competitive Power Ventures)

Absent: Jim Trompke, Vice Chair

Meeting: Monday, January 14, 2019

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

Minutes

CALL TO ORDER: Glen Sexton called the meeting to order at 5:30 p.m.

Administrative Items

Approve Bills

No bills to approve.

Approve Minutes

Approval of December 13, 2018 Minutes

Glen Sexton asked if there were any changes to the December 13, 2018 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve the December 13, 2018 minutes. Motion carried 3 in favor, 0 opposed, 1 abstained (Glen Sexton).

Correspondence

Proposed Zoning Bylaw Amendment – Temporary Solar Moratorium

Glen Sexton read a letter from the Selectboard dated January 7, 2019 in which the Selectboard submitted a proposed amendment to the Zoning Bylaws adopting a temporary moratorium on Large-Scale Ground Mounted Solar Energy Systems.

The Board postponed any action regarding the letter to the next Planning Board meeting.

Campaign Finance Report Municipal Form

Glen Sexton circulated Form CPF M 102-0: Campaign Finance Report Municipal Form for all Planning Board members to sign. All members signed except Jim Trompke who was not at the meeting. The form will be left with Cathy Leonard to have Jim Trompke sign later this week.

Annual Town Report for 2018

Glen Sexton read a memo from Cathy Leonard reminding Town Annual Reports are due to her by February 22, 2019. Lillian Camus noted she has the document prepared and will review it with the Board at the January 28, 2019 meeting.

Chapter 61A Notice of Intended Sale

The Board was copied on a letter as information only to the Selectboard from Bacon & Wilson who are attorneys for Raymond J. MacKenzie and Shirley R. MacKenzie. The letter outlined the MacKenzie's intent to sell 1.3334 acres of land located on Taylor Street. M.G.L. Chapter 61A Section 14 gives the Town the first refusal option to purchase the land.

New Business

ANR – Baggs Hill Road

The Board reviewed an ANR application from Paul Johnson. Mr. Johnson is selling a portion of the land located 1,800 feet from Chicopee Street, located on the east side of Baggs Hill Road. The property is recorded in the Hampshire County Registry of Deeds as Book 2126, page 53.

After some discussion the Board approved the ANR as presented.

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve the ANR as shown by the plan created by R. Levesque Associates. Motion carried 4 in favor, 0 opposed, 0 abstained.

Check #117 received from Estate of Roger N. Johnson drawn on the Webster Bank in the amount of \$250.00.

6:23 p.m. A motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to close the regular Board meeting until after the public hearing. Motion carried 4 in favor, 0 opposed, 0 abstained.

6:24 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.

Glen Sexton read the public hearing notice.

Robert Sheehan noted that the Board would not be able to vote on anything tonight as we need a super majority for this project and we are currently short one Board member. After some discussion,

Motion was made by Robert Sheehan, Jr. and seconded by Lillian Camus to continue the public hearing to Monday, February 11 at 5:45 p.m. at the Carnegie Library. Motion carried 4 in favor, 0 opposed, 0 abstained.

6:27 p.m. A motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to reconvene the Planning Board's regular meeting. Motion carried 5 in favor, 0 opposed, 0 abstained.

Sign for 24 West State Street

The Board did not discuss the sign as no one appeared at the meeting and they did not have any paperwork to review regarding the sign.

Lyons Street Solar Application Discussion

Briony Angus of Tighe & Bond and Mike Resca of CPV Company were representing a group who want to install a solar project on Lyons Street in Granby. They were looking for guidance as to what the Planning Board needed to go ahead with the project.

After some discussion, Glen Sexton will ask Chris Martin to contact Town Counsel on his opinion as to whether or not the Planning Board can accept applications during the temporary moratorium and before the Special Town Meeting vote.

Glen Sexton will also ask Cathy Leonard to send Town Counsel's response to the Planning Board and Briony Angus at Tighe & Bond.

Bylaw Review Update

Lillian Camus reviewed the proposed changes to Zoning Bylaw Section III – Use Regulations, Section 3.0 Schedule of Use Regulations and Table 1 Schedule of Use Regulations. The Board will continue its review at the January 28, 2019 meeting.

Permitting Guide Update

Lillian Camus reviewed progress with the Permitting Guide. The guide is basically finished and she and Cathy Leonard have the documents to edit as changes are made to areas in the Permitting Guide. There are some last-minute changes submitted by Chris Martin and the Building Inspector to be made to the document.

Lillian Camus also reviewed the In-Kind Match Verification Form she will send to PVPC noting the Planning Board's hours spent working on the Permitting Guide which was paid for by a DLTA grant received in 2018.

The Towns of Granby and Monson shared a DLTA grant for assistance with creating a Permitting Guide for each town. In order to qualify for the grant, the Planning Board had to volunteer time towards creating the Permitting Guide.

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to accept the In-Kind Match Verification Form for District Local Technical Assistance (DLTA) for the reporting period January 2018 to December 2018. Motion carried 4 in favor, 0 opposed, 0 abstained.

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
- 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
Ask Chris Martin to contact Town Counsel for his opinion as to whether or not the Planning Board can accept applications during the temporary moratorium and before the Special Town Meeting vote	Glen Sexton	January 28, 2019
Ask Cathy Leonard to send Town Counsel's response to the Planning Board and Briony Angus at Tighe & Bond	Glen Sexton	January 28, 2019
Draft Planning Board submission for Annual Town Report	Lillian Camus	January 28, 2019
Work with Cathy Leonard to post a public hearing notice for Granby Solar LLC	Lillian Camus	January 14, 2019
Speak with Chris Martin to get permission for the Town Attorney to talk with Granby Solar LLC's attorney	Lillian Camus	January 14, 2019
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, 2019
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 28 at 5:30 p.m. in the upper level of the Carnegie Building.

Adjournment

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to adjourn at 6:45 p.m.
Motion carried 4 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the January 14, 2019 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Secretary