



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: Tammy Sapowsky
Michael Scott, WDA Design Group
Chris Clask, Nexamp
Julie Beauchemin, Nexamp

Absent:

Meeting: Monday, September 24, 2018

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

Minutes

CALL TO ORDER: Glen Sexton called the meeting to order at 5:35 p.m.

Administrative Items

Approve Bills

No bills to approve.

PVC Billing

Glen Sexton suggested we ask Susan Westa for an accounting of billing to date. Lillian Camus will ask Susan Westa to supply the information for the Board's next meeting.

Sapowsky Farms

Tammy Sapowsky asked for the Board's guidance regarding the proper procedure to be able to sell pizza at their roadside stand. There would be no sitting area nor consumption of the pizza in the store.

The board discussed request and agreed the addition of offering pizza at their roadside stand, as long as there would not be any sitting area nor consumption in the store, would be in keeping with the current business at the site.

Approve Minutes

Approval of September 10, 2018 Minutes

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

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

Bylaw Changes

Lillian Camus updated the Board on progress made with the bylaw changes. The process is to send whatever questions and documents we have for the Town Attorney to Cathy Leonard who then sends them on to the Attorney.

Lillian sent an e-mail to Cathy Leonard for the Town Attorney on September 11 inquiring as to what format (with redlines, an original and the changed document, etc.) the attorney would like to receive the documents. A response was received on September 18 that he would like redline versions. Lillian then sent an e-mail to Cathy Leonard on September 19 to be forwarded to the Town Attorney with the redline documents.

New Business

5:50 p.m. - *Granby Solar, LLC – Dickinson Farm*

The Board reviewed a request from Michael Scott of WDA Design Group regarding changes Nexamp is considering to the approved Granby Solar, LLC Site Plan. Attending the meeting with Mr. Scott were Chris Clark and Julie Beauchemin of Nexamp.

Mr. Scott distributed new maps of the proposed project. Mr. Scott stated there would be the same amount of power generation, in the same footprint as the previous permit. The access in and out on Morgan for construction will remain the same. The access on East Street for power will remain the same. The panels will be 6 ft. tall as opposed to 8 or 10 ft. tall and would rotate with the sun. The location of the panels will shift more to the Morgan Street side, but still within the original footprint.

The Board discussed the changes and decided there was enough of a change to the original site plan and special permit that there should be a public hearing. Nexamp will decide if it still wants to pursue the project. If so, they will ask to schedule a public hearing.

6:15 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 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.

The Board received an e-mail from Susan Westa (PVPC) regarding a disclosure from Sarah Spencer of Tighe & Bond, who is the peer reviewer chosen by Borrego Solar for this project.

Ms. Spencer disclosed that Borrego is a former client with whom Tighe & Bond has done a significant amount of work. They have also performed peer review for their projects in other municipalities. They feel comfortable performing the review but want to make sure that the Town and PVPC are aware of, and comfortable with, the relationship.

The Board discussed Ms. Spencer's disclosure and decided they did not have an issue with Tighe & Bond working as a peer reviewer.

Lillian Camus will send an e-mail to Susan Westa letting her know the Board's decision.

Motion was made by Robert Sheehan, Jr. and seconded by Jim Trompke to continue the public hearing to October 22, 2018 at 6:15 p.m. at the Carnegie Library. Motion carried 4 in favor, 0 opposed, 0 abstained.

6:05 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.

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 (NOTE: New Start time for all Planning Board meetings is 5:30 p.m.)

Items for next meeting:

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

Review of Action Items

The Board reviewed the action items.

Open/New Action Items (continued)

Item	Responsible Party	Due Date
Ask Susan Westa for an accounting to date.	Lillian Camus	October 22, 2018
Send Susan Westa an e-mail with the Board's decision regarding the Peer Reviewer for the 0 Kendall Street Solar Project.	Lillian Camus	October 9, 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.	Glen Sexton	October 22, 2018
Purchase name plates and gavel for Planning Board meetings. Gavel received. Glen to pick up name plates from Staples. Waiting until we get new Board member. Also add one for PVPC Consultant.	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 a joint meeting with the Selectboard to be held on Monday, October 1, 2018 at 6:35 p.m. in the COA meeting space.

The next regular Planning Board meeting will be Tuesday, October 9, 2018 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 6:07 p.m. Motion carried 4 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the September 24, 2018 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Secretary