



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
Rob Chauvin, Member

Others: Jim Sowell, Granby Veterans Memorial Project
Mike Scott, WDA Design Group
Chris Clark, Granby Solar
Tyler Saremi

Absent:

Meeting: Monday, January 28, 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 January 14, 2019 Minutes

Glen Sexton asked if there were any changes to the January 14, 2019 minutes. Hearing none,

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve the January 14, 2019 minutes. Motion carried 4 in favor, 0 opposed, 1 abstained (Jim Trompke)

Old Business

Annual Town Report for 2018

Lillian Camus reviewed a draft of the Board's 2018 Annual Town Report. She also reminded the Board the report is due to Cathy Leonard by February 22, 2019.

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve the Planning Board's 2018 Annual Town Report submission. Motion carried 4 in favor, 0 opposed, 0 abstained

Bylaw Review Update

Postponed to a special Planning Board meeting on Thursday, February 14, 2019 at 3 p.m. in the upper level of the Carnegie Building.

Permitting Guide Update

Lillian Camus reported that today she received suggested changes submitted by Chris Martin and the Building Inspector. She will pass the changes along to Becky Basch at PVPC.

After some discussion the Board decided 30 copies should be printed to go to the Planning Board members and Chairs of other boards and committees. Bill Scanlan will follow up with Becky.

PVPC

Robert Sheehan, Jr. suggested, and the Board agreed, that Cathy Leonard will include Bill Scanlan on everything she sends to the Planning Board.

Lillian Camus will communicate this to Cathy Leonard.

New Business

Granby Veterans Memorial Project Committee

Jim Sowell reviewed plans for the Veterans Memorial Project and asked the Board specifically what materials they need to submit for what approvals. Jim Trompke noted this would be a typical Site Plan Approval. The Board directed Mr. Sowell to the pages in the Town's Zoning Bylaws detailing what is needed for Site Plan approval. It was also noted that a public hearing would need to be held prior to any decisions being made on the project.

Mr. Sowell will let Cathy Leonard know when he has all the material for the Site Plan Approval.

24 West State Street – Sign

Tyler Saremi presented plans for a new sign at Stony Brook. Glen Sexton noted the owner of the property was not in attendance. The Board directed Mr. Saremi to return with the owner and detailed site plans to include the location of the sign.

6:16 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 5 in favor, 0 opposed, 0 abstained.

6:15p.m. – The Granby Planning Board will hold a Public Hearing on January 28, 2019 at 6:15 PM in the Old Carnegie Library (Top Floor Meeting Room), 1 Library Lane, Granby, MA to consider the application of Granby Solar, LLC, 101 Summer Street, 2nd Floor, Boston, MA 02110 to amend the Special Permit and Site Plan Approval granted by the Planning Board on December 11, 2017.

The applicant previously received approval to install a 3.0 MW (DC) large scale ground mounted solar photovoltaic (PV) facility on an approximately 15 acre portion of an approximately 108 acre parcel of land. The applicant is proposing to modify the layout of the approved arrays and to change the racking system of one array to allow modules to rotate to follow the sun throughout the day. All work remains within agricultural areas and no new tree removal is proposed. The generation capacity of the project remains unchanged at 3.0 MW. The project is located at 134 South Street (Assessor's Parcel ID: 5-B-3-2, 5-B-4, 5-B-7). The property is owned by Leonard and Bruce LaFlamme of 134 South Street, Granby MA (a/k/a Dickenson Farm, also fronting on Morgan and East Streets) which is located within the Residential Single Family (RS) Zoning District.

Glen Sexton read the public hearing notice.

Mike Scott of WDA Design Group reviewed changes to the layout for the solar project at Dickinson's Farm. Mr. Chris Clark of Granby Solar/NEXAMP noted the same amount of electricity is being generated as the previous plan with the fixed panels. Mr. Clark added the DC capacity has been increased slightly in the new proposed layout.

Public Questions

- Rick Chapdelaine – 58 East Street. - Are the upper panels not moving? Mike Scott – The upper panels are not moving.
- Rick Chapdelaine – Where is the glare? Mr. Scott – We contacted Westover and they did not see a problem with the glare.
- Richard Gagne – 49 Morgan Street – Are you planting trees to take care of the glare? Mr. Scott - Yes, we extended the tree line to cover the shift in the design.
- Richard Gagne – Are you going to have a battery building? Mr. Scott - Yes.
- Richard Gagne – How about noise when the panels are turning. Mr. Scott - Negligible. Sounds like a refrigerator running. You should not hear the panels turning from your home.
- Richard Gagne – Will you be planting a different specific screening plant on the Morgan Street side that we talked about? Mr. Scott – Yes.
- Richard Gagne – How often do the panels move? Mr. Scott - The panels move every few minutes.
- Rick Chapdelaine – Will you be maintaining the plants so they don't die? Mr. Scott - Typical practice is the first year the landscaper owns the maintenance. After that the owner of the panels will check.
- Juliette Kamara – 47 Morgan Street. Will there be additional screening to go behind her house which is next door to Richard and Joan Gagne. Mr. Scott – Yes, we extended the tree line to behind your house.

Planning Board/ PVPC Rep

- Bill Scanlan – Did you run any stormwater reports on the new design? Mr. Scott - No. We are confident there wouldn't be any change.
- Bill Scanlan – Does your map show where retention basins are? Mr. Scott – There isn't any stormwater runoff in that area.
- Jim Trompke – What is the angle of the tilt of the rotating? Mr. Scott - It's 25 degrees.
- Robert Sheehan, Jr. – If one panel gets stuck is there any potential a neighboring panel can get hit and damaged? Mr. Scott - All the panels move together. We don't think one panel would affect others nearby
- Bill Scanlan – Did the Fire Chief approve the plan? Mr. Scott - No, not this plan.

Mr. Scott asked if the Board approved this plan does it nullify the old plan approved December 2017? Everyone agreed the attorneys for both sides should answer this question.

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. to continue the public hearing to Monday, February 11 at 7 p.m. at the Carnegie Library. Motion carried 4 in favor, 0 opposed, 0 abstained.

7:08 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 5 in favor, 0 opposed, 0 abstained.

7:09 p.m. Glen Sexton left the meeting.

Bylaw Review Update

Lillian Camus distributed a timeline for getting the bylaw changes to the Special Town Meeting on May 13, 2019.

After discussion, the Board agreed to meet at 3 p.m. on Thursday, February 14, 2019 for the sole purpose of reviewing the bylaw changes.

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
- 5:45 p.m. – Continued Public Hearing for Borrego Solar/Breezy Acres
- 7 p.m. – Continued Public Hearing for Granby Solar – Dickinson Farms

Review of Action Items

The Board postponed review of the action items.

Open/New Action Items

Item	Responsible Party	Due Date
Submit the Planning Board's 2018 Annual Town Report to Cathy Leonard	Lillian Camus	January 29, 2019
Ask Cathy Leonard to copy Bill Scanlan on anything sent to the Planning Board	Lillian Camus	January 29, 2019
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, February 11, 2019 at 5:30 p.m. in the upper level of the Carnegie Building.

A special Planning Board meeting on Thursday, February 14, 2019 a 3 p.m. in upper level of the Carnegie Building

Adjournment

Motion was made by Rob Chauvin and seconded by Robert Sheehan, Jr. to adjourn at 7:14 p.m. Motion carried 5 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the January 28, 2019 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Secretary