



## GRANBY PLANNING BOARD

10 West State Street

Granby, MA 01033

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

Website: [www.granby-ma.gov](http://www.granby-ma.gov)

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

Others: William Scanlan, PVPC  
Brian Huntley, Tighe & Bond  
Jim Nawrocki

Absent: Glen Sexton, Chair

Meeting: Monday, April 22, 2019

Location: 10-B West State Street, Granby, MA

### Minutes

**CALL TO ORDER:** Jim Trompke called the meeting to order at 4:11 p.m.

#### New Business

4:11 p.m. A motion made by Robert Sheehan, Jr. and seconded by Jim Trompke to close the regular Planning Board meeting and open the public hearing for Red Rock Solar, LLC. Motion carried 4 in favor, 0 opposed, 0 abstained.

*4:11 p.m. - Continued Public Hearing to consider the application of CPV Red Rock Solar, LLC, 3 Lyons Street, Granby, MA 01033 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 applicant proposes to install a 3.0 MW (DC) large scale ground mounted solar photovoltaic facility on approximately 21 acres of an approximately 76 acre site comprised of four abutting parcels east of Lyons Street (Assessor's Parcel ID 17-A-39, 17-A-40, and 17-A-41.1, which are located in the Town of Granby, and Parcel ID 20-4C, which is located in the Town of Ludlow). All four parcels are owned by James Nawrocki, J L N Properties, 5 Lyons Street, Granby MA 01033. The site is located within the Residential Single Family (RS) Zoning District.*

Jim Trompke read the public hearing notice.

Brian Huntley distributed copies of Berkshire Engineering's peer review and responded verbally to the comments in the peer review.

Mr. Huntley added they had met with the Fire Chief to discuss the concerns he expressed in his March 11, 2019 letter to the Planning Board.

Lillian Camus stated she would like to receive a written response from the Fire Chief after meeting with Tighe & Bond to address his concerns.

Jim Trompke noted he favored one shut-off instead of multiple ones as the Fire Chief had recommended.

In response to Berkshire Engineering's Findings and Comments #7 regarding some mislabeled property line setbacks, Mr. Huntley reviewed the labels on a map. Mr. Huntley reviewed the setbacks in question and agreed they are not in keeping with the bylaw requirements. The hope was, because the property is all common ownership, they would not need to respect the property line setbacks from the interior wetlands. Ludlow has essentially agreed to that relief.

In response to Berkshire Engineer's Findings and Comments #9, noting a portion of the project is in a Water Supply Protection District and referenced Bylaw 4.14.2. Mr. Huntley reviewed each item in the Bylaw and responded verbally to the question.

Bill Scanlan asked Mr. Huntley to talk about any use of pesticides or fertilizers in the Water Supply Protection District. Mr. Huntley responded they did not intend to use any pesticides but may use some fertilizers to amend the soil.

Mr. Huntley noted they are not proposing any storage tanks or buildings or storing any liquids on the site.

Lillian Camus asked if they would have battery storage on the site. Mr. Huntley responded they did not currently have plans for battery storage. He explained if they do have battery storage there is an area indicated on the plans now where battery storage is indicated. Those batteries are not lead acid batteries. If they did go forward with batteries it would require a revision to the plans and they would have to come back to the Planning Board and Conservation Commission.

Bill Scanlan asked if the Town had Town wells. Robert Sheehan, Jr. responded the Town does not have Town wells.

Bill Scanlan asked if Berkshire Engineering reviewed the decommissioning plan. Mr. Huntley responded he had no idea if they reviewed the plan and they did not comment on it in the peer review.

Jim Trompke asked for any comments from the Board. Lillian Camus indicated she would like to see the Fire Chief's response in writing as well as Tighe & Bond's response to the peer review comments in writing.

Lillian Camus asked Mr. Huntley if they would be supplying the Planning Board with updated plans regarding the setbacks. Mr. Huntley indicated they would.

Jim Trompke noted Tighe & Bond will address the question on the batteries in writing even if the batteries are not on the site until a year later. This way the emergency response plan can be updated and the Fire Department aware of the batteries. Jim added they will also provide the Planning Board with an "as built" plan.

4:37 p.m. Motion made by Robert Sheehan, Jr. and seconded by Rob Chauvin to continue the Red Rock Solar public hearing to Monday, April 29 at 5:30 p.m. at the Carnegie Library. Motion carried 4 in favor, 0 opposed, 0 abstained

4:41 p.m. Motion made by Robert Sheehan, Jr. and seconded by Rob Chauvin to reconvene the Planning Board's regular meeting. Motion carried 4 in favor, 0 opposed, 0 abstained.

#### *Granby DG Series LLC*

Bill Scanlan reviewed two peer review proposals – one from Tighe & Bond and one from Sherman & Frydryk. The applicant would like the Planning Board's permission to use Tighe and Bond as a peer reviewer instead of Sherman Frydryk.

Motion made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve Tighe & Bond as peer reviewer for the Town regarding the retail store development on West State Street. Motion carried 4 in favor, 0 opposed, 0 abstained

Bill Scanlan will let the applicant know to go ahead with Tighe & Bond as a peer reviewer.

Jim Trompke signed the peer review contract with Tighe & Bond. Bill Scanlan will get the signed contract to the applicant.

#### **Any Other Business**

##### **Agenda Items for April 29 Meeting – meeting starts at 5 p.m.**

- Administrative
- Borrego Solar Decision
- Continuation of Public Hearing for Granby DG Series LLC at 5:45 p.m.
- Continuation of Public Hearing for CPV Red Rock Solar, LLC at 5:30 p.m.

### **Review of Action Items**

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

#### *Open/New Action Items*

<b>Item</b>	<b>Responsible Party</b>	<b>Due Date</b>
Contact Town Attorney RE Borrego Solar Decision Questions	Glen Sexton	April 29, 2019
Follow up with Jeremy Carriere for Bylaw changes prior to April 22, 2019 Public Hearing	Lillian Camus	In Process
Ask Susan Westa for an accounting to date.	Lillian Camus	In Progress
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
Send a signed copy of Peer Review contract to Berkshire Engineering and ask Cathy Leonard to mail a hard copy to them.	Lillian Camus	April 9, 2019
Contact Chris Martin to discuss hiring a part time Planner	Jim Trompke	April 29, 2019
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, April 29, 2019 at 5 p.m. in the upper level of the Carnegie Building.

### **Adjournment**

Motion was made by Rob Chauvin and seconded by Robert Sheehan, Jr. to adjourn at 4:46 p.m. Motion carried 4 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the April 22, 2019 Planning Board meeting.

Respectfully submitted,

Lillian Camus  
Secretary