



PLANNING BOARD

10 West State Street

Granby, MA 01033

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

Website: www.granby-ma.gov

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

Others: Jean Christy, Tighe & Bond
Dean Smith, Borrego Solar
Carli Shroyer, Borrego Solar
Matt Swansberg, Borrego Solar

Absent: Glen Sexton, Chair

Meeting: Wednesday, November 7, 2018

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

Minutes

CALL TO ORDER: Jim Trompke called the meeting to order at 5:32 p.m.

Administrative Items

Approve Bills

No bills to approve.

Approve Minutes

Postponed to the next meeting.

Correspondence

Jim Trompke reviewed a letter the Selectboard received from FEMA regarding their upcoming Risk Mapping, Assessment and Planning (Risk MAP) Discovery Meetings for the Chicopee and Middle Connecticut Watersheds since Granby lies within both watersheds.

59 Ferry Hill Road

The Board reviewed a December 10, 2018 Joint Public Hearing Notice between the Planning Board and Zoning Board of Appeals for 59 Ferry Hill Road. The members noted the date of the public hearing for their records.

Recording Secretary

The Board discussed advertising again for a Recording Secretary.

Motion made by Robert Sheehan, Jr. and seconded by Rob Chauvin to advertise in the Sentinel and Town Reminder, Chicopee Register and GCAM for a recording secretary. Motion carried 4 in favor, 0 opposed, 0 abstained.

5:59 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.

New Business

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.

Jean Christy, Project Engineer at Tighe & Bond, went through the comments in her letter dated October 17, 2018 from her review of the Special Permit and Site Plan Review application of Borrego Solar for the construction of a ground-mounted solar project on an approximately 57.5-acre parcel of land located at 0 Kendall Street in Granby.

Ms. Christy explained most of the comments are looking for missing information or detail from the materials and drawings submitted by Borrego Solar.

Under General Plan and Application Comments

- Item #17 – The chain link fence detail calls for a 6' tall fence and 12" of barbed wire, the plans call for a 7' chain link fence. The Applicant should clarify the fence details. Per Section 5.98.6, a Special Permit from the Planning Board is required for fences that exceed 6'. The Planning Board should confirm whether a Special Permit for the fence is required.
 - After some discussion the Board agreed the fence should be held at 7' to meet the electrical code. Mr. Dean Smith will request a waiver for the fence height.

- Item #20 – The application included a decommissioning estimate. Scrap values are market dependent and a significant portion of what is proposed. We recommend that the Applicant not take credit for the scrap value in development of the decommissioning costs.
 - After discussion Mr. Smith agreed to remove the salvage costs and add going with prevailing rates.
- Item #21 – We note that Section 5.99 of the Zoning Bylaw does not explicitly require analysis of potential visual impacts or mitigation for visual impacts.
 - Mr. Smith noted they are working on videos showing what the project would look like from various cross sections.

Under Stormwater

- Sufficient information has not been provided to demonstrate that the Project generally complies with the MA Stormwater Management Regulations.
 - Mr. Smith explained the stormwater calculations were a draft and they are working on the final calculations.

Mr. Smith noted he did not receive a copy of the notes from the Staff Review Meeting from PVPC but did go over his notes from the meeting.

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to continue the public hearing to December 13, 2018 at 6 p.m. at the Carnegie Library. Motion carried 4 in favor, 0 opposed, 0 abstained.

6:30 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 4 in favor, 0 opposed, 0 abstained.

Bylaw Changes

Lillian Camus reported the Town Attorney is still 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
- 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 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, November 26, 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 Rob Chauvin to adjourn at 6:36 p.m.
Motion carried 4 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the November 7, 2018 Planning Board meeting.

Respectfully submitted,

Lillian Camus
Secretary