



GRANBY 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
Lillian Camus, Secretary, PVPC Rep
Rob Chauvin, Treasurer

Others: Ken Comia, PVPC

Absent: Robert Sheehan, Jr., Member

Meeting: Monday, September 23, 2019

Location: 10-B West State Street – Senior Center, Granby, MA

Minutes

CALL TO ORDER: Glen Sexton called the meeting to order at 5:04 p.m.

Administrative Items

Approve Bills

Glen Sexton reviewed Invoice #4898 in the amount of \$258.13 dated August 30, 2019 from Turley Publications. The invoice was for posting the legal notice for the Zoning Bylaws Public Hearing.

Motion was made by Lillian Camus and seconded by Rob Chauvin to approve the Turley Publications Invoice #4398 in the amount of \$258.13. Motion carried 3 in favor, 0 opposed, 0 abstained

Approve Minutes

Approval of September 9, 2019 Minutes

Glen Sexton asked if there were any changes to the September 9, 2019 minutes. Lillian Camus noted Rob Chauvin should be listed as Treasurer instead of Robert Sheehan, Jr.

Motion was made by Rob Chauvin and seconded by Lillian Camus to approve the September 9, 2019 minutes as amended. Motion carried 3 in favor, 0 opposed, 0 abstained

Correspondence

Glen Sexton read an informational letter from PVPC dated September 17, 2019 regarding a change in the Historic District Commission appeals process.

New Business

Veterans Memorial Sign Extension Request

Glen Sexton read an e-mail from Jason Richard, on behalf of the Friends of Granby Veterans, requesting an extension until April 1, 2020 for the sign announcing the future location of the Granby Veterans Memorial.

Motion was made by Jim Trompke and seconded by Lillian Camus to approve an extension until April 1, 2020 for the Veterans Memorial temporary sign. Motion carried 3 in favor, 0 opposed, 1 abstained (Rob Chauvin)

PVPC FY2020 Contract

Lillian Camus will check with Chris Martin to see if he has signed the certification section of the contract so it can be forwarded to PVPC for their signature.

5:25 p.m. – Jim Trompke arrived at meeting.

5:31 p.m. Motion made by Lillian Camus and seconded by Rob Chauvin to close the regular Planning Board meeting and open the Public Hearing. Motion carried 4 in favor, 0 opposed, 0 abstained

5:32 p.m. – Public Hearing

Glen Sexton read the public hearing notice.

Chapter 40A, Section 5 and Chapter 41, Section 81Q and the Bylaws of the Town of Granby, will hold a Public Hearing on September 23, 2019 at 5:30 p.m. at 10-B West State Street to present and discuss proposed amendments to the Bylaws of the Town of Granby Volume III Chapter XXI - Zoning Bylaws. The subject matters of the proposed amendments are as follows:

Zoning Bylaws

- 1. Amend Section 5.99 – Large-Scale, Ground-Mounted Solar Photovoltaic Installations, subsection 5.99.1 – Purpose, by adding 5.99.1.c – term of permit.*
- 2. Amend Section 5.99 – Large-Scale, Ground-Mounted Solar Photovoltaic Installations, subsection 5.99.3 – General Siting Standards, subsection (b) – Setbacks, renaming subsection “Distance Requirements” and adding distance requirements for solar developments from lot line.*
- 3. Amend Section 5.99 – Large-Scale, Ground-Mounted Solar Photovoltaic Installations, subsection 5.99.11 – Monitoring and Maintenance, by adding subsection (b) – Inspections.*

Anyone wishing information and/or to be heard on this matter should appear at the time and place designated.

The complete text relative to the proposed amendments is available for inspection during regular business hours in the Senior Center 2nd Floor, 10-B West State Street, Granby, MA and on the Town of Granby website (www.granby-ma.gov)

Comments from the Public:

- Lee Ann Wiesel, 74 Kendall Street – Do you have anything in here restricting the clearcutting of forestry? I think that’s important to include. It should be limited to half, if that, of what can be cleared, using an example of 20 acres to be cleared.
 - Jim Trompke – What we did say is clear cutting would be done in phases. We had decided to bring that up at the Public Hearing in case anyone had questions.
- Erik Wiesel, 50 Kendall Street - Belchertown’s bylaws have solar projects limited to 10 acres of clearing. A large mounted solar project is 250 kW or larger. I don’t know how much land that would cover.
 - Jim Trompke – What’s the average acreage for the large-scale projects?
 - Ken Comia– According to your current bylaws it is larger than 2 acres. It varies from town-to-town and the site. What I’ve seen is the large projects take up 10 to 15 acres of land.
- Joe Chaloux, 140 School Street – I would like to suggest the Energy Committee’s suggestions be included in the discussion.
- Chip Sapowsky, 128 School Street – I’m interested in what’s written in the bylaws for solar fields and access. There is talk of putting a large solar project on 33 acres next to me. Access is through my property. Can you put something in the bylaws that folks can’t access solar projects through someone else’s property?
- Eric Wiesel, 50 Kendall Street – Most of my concern is distance requirements. I think they should be larger to protect existing residents. Also, some sort of requirements for screening. It should be in the bylaws. As an abutter a solar project would decrease the value of my property. At least 250 ft buffer all around a house. Belchertown’s bylaws talk about 30 ft. of screening between a house and the solar panels.
- Rich Domeracki, 428 Batchelor Street – I would suggest 250 feet from property line, not the house. It should have 30 feet vegetative buffer zone.
- Eric Wiesel, 50 Kendall Street – The 250 feet includes the 30 feet of vegetative buffer.
- Joe Chaloux, 140 School Street – It would be good if you could be as specific with large-scale ground-mounted solar bylaws as the sign bylaws. Also, your current R&D lot does not meet the Green Community requirement as it needs to be 50,000 sq. ft. for larger.
- Robert Sapouckey, 128R School Street – The presentation says solar projects are not allowed on prime farmland. What is the definition of prime farmland and do we have a map of the land?
 - Jim Trompke – When the project is brought before us, they have to show legal access. The project manager has to prove they have legal access.
- Joe Chaloux, 140 School Street - When solar farms come in, I would like to see a yearly assessment to see if the estimate for decommission needs to be increased.
 - Glen Sexton – The Board can look at a yearly assessment.

Comments from the Board:

- Glen Sexton will follow up with Town Counsel regarding clarification if access to the solar field has to be owned by the person upon whose land the solar project is being built.
- Ken Comia will research as to what is considered prime farmland.
- Glen Sexton - We will make sure what we put in our Bylaws keep our Green Community designation. The Town Attorney does review the documents.

7:06 p.m. - Motion made by Lillian Camus and seconded by Jim Trompke to close the public input portion of the public hearing regarding the solar zoning bylaw changes. Motion carried 5 in favor, 0 opposed, 0 abstained.

Items the Board discussed adding to the current proposed bylaw changes:

- Clearcutting -
- Setbacks

Specific changes are as follows:

- 5.99.1d. – Add “for the purposes of this bylaw, the Planning Board may engage with an outside consultant at the applicant’s expense per MGL Chapter 44 Section 53G.”
- 5.99.3.b – Distance Requirements – All solar photovoltaic installations shall have a minimum distance of 100 feet from the property line, 100 feet from each side property line and 100 feet from the rear property line. A buffer of 30 feet would begin after the 100 ft.
- 5.99.11.b. Inspections add “The Planning Board shall require an inspection three years from certificate of completion and every five years thereafter until the project is decommissioned. Inspection including an up-to-date decommissioning cost shall be initiated by the Planning Board and/or its designee at the expense of the owner or operator of the large-scale ground-mounted solar installation.

The Board agreed to continue discussion on solar bylaw changes at 5:30 p.m. on Monday, September 30, 2019.

Old Business and Information

Solar Bylaw Revised Schedule

Schedule for review of the current Solar bylaws in order to meet the deadline of January 31, 2020.

- 10/31 – Proposed Bylaw Changes to Attorney General giving 92 days for review which would be 1/31/20
- 10/28 – Special Town Meeting – then giving 14 days to incorporate any changes from STM to get final Bylaw changes to AG
- 9/23 - Date of Public Hearing –giving 3 weeks to incorporate any suggestions from public hearing and get final docs to Cathy for STM
- 9/02 – Second Public Hearing Notice Sent
- 8/19 – First Public Hearing Notice Sent
- 8/05 – Bylaw Package Sent to Selectboard

Any Other Business

Agenda Items for September 30 Meeting –meeting starts at 5:30 p.m.

- Administrative
- Continued Solar Bylaw Review

Review of Action Items

The Board postponed review of the open action items.

Open/New Action Items

Item	Responsible Party	Due Date
Follow up with Town Counsel RE Access to solar projects	Glen Sexton	September 30, 2019
Research prime farmland definition	Ken Comia	September 30, 2019
Create a response to Granby DG Series, LLC zoning letter for Glen's signature	Lillian Camus	September 12, 2019
Create and send an e-mail to Christina Boucher noting what documents are needed before the Planning Board can make a decision	Lillian Camus	September 12, 2019
Contact GZA RE Sending in letter and credentials for Planning Board to consider for Approved Peer Reviewer List	Ken Comia	September 23, 2019
Work with Ken Comia to finalize Permitting Guide and post on Town website	Lillian Camus	September 23, 2019
Have 10 copies of the Permitting Guide printed in color.	Lillian Camus	Ongoing
Obtain pricing for hiring a temp for the Recording Secretary position	Lillian Camus	Ongoing
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
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, September 30, 2019 at 5:30 p.m. in the upper level of the Carnegie Building.

Adjournment

Motion was made by Jim Trompke and seconded by Lillian Camus to adjourn at 9:08 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 23, 2019 Planning Board meeting.

Respectfully submitted,

Lillian Camus. Secretary