

## **Planning Board Meeting**

**December 2, 2020**

**Convened:** 7:03pm

**Present:** David Killian, Russell Smith, Pam Marquis, and Kate Koprowski; Attorney Jonathan Silverstein for the Town of Brimfield was present for the hearings; (Noah Smith not present)- Meeting was offered both in person and virtually

### **ANR's/Site Plan:**

#### **New Business:**

- Warrant Articles- send an email to Zoning Officer to see if there are any Zoning changes he would like to get on the Warrant

#### **Old Business:**

- Sunpin Solar to give update (virtually)- Public Hearing is continued until January-Chris Nolan consultant for the applicant Sunpin, Stephen Borgatti also present for SunPin, and their attorney Jim Martin – Discussed using the additional vacant parcel along with original parcel as an access road to a Solar in the town of Warren (makes it larger for vehicles) Both parcels are owned by Mr. Hache. Mentioned they are addressing TEC peer review responses, performed 21 additional test pits to refine storm water management data. Reconfigured the access drive, it was accessible but too sharp, combining both parcels into a single parcel will give gentle grades, better turning angles, and better storm water control. Prepared revised working plans and revised storm water plans, along with the peer review response letter. Sunpin is continuing to work on this plan, but a hard copy will be coming later since they are still working on it. TEC is working well responding in a timely matter. They expect to be ready for the January meeting. They are confident they can meet all the requirements set forth by the Town of Brimfield and the Planning Board.

#### **Public Hearings – 7:30pm**

1. Webber Road LLC – Dave opened the continued hearing at 7:30pm. Dave asked what the changes to the project are or what has been done. Mark Farrell from Green Hill and Maura Doyle present for Webber Road LLC. After meeting with Mass DOT, they were asked to slide the entrance down, no real defined curb cut, 24 ft wide commercial entrance, loamed and seeded. All pavement will be eliminated along Webber Road, and that will be seeded, MassDOT also asked for a double line on Webber Road. Webber Road is a state highway (old state highway). Dave asked what purpose did they give for the business, Mark said they gave retail establishment even though the retail use is a marijuana retail facility (they did not tell MassDOT it was marijuana retail). They are 100% confident that MassDot will grant the permit for the project. A traffic report for the marijuana facility may or may not be required. This purpose is just a retail sales building, state highway to state road, Dave is happy with MassDOT being the peer reviewer. The size of the facility 1440 square feet. Updated TIA is for general retail. Dave asked if anyone has questions, no one on the virtual meeting had any questions, the board had no questions, Dave made a motion to accept the plans as presented, Russell seconded, all in favor, Pam abstained. Project was approved. Dave moved to close the hearing.
2. Sunpin Continued to January-

#### **Office Matters & Mail:**

1. Review Minutes of November-Dave made a motion to accept the minutes as written, Russell seconded, all in favor, Kate abstained.
2. Sign payroll-signed
3. Review Mail and emails-reviewed

Dave made a motion to adjourn, Russell seconded, all in favor, none opposed.

**Adjourn: 7:43pm**

**Upcoming Meetings:** January 6, 2021 at 7:00 pm