

Brimfield Planning Board Meeting

Date: March 3, 2021

Convened:

Members Present: Pam Marquis, Dave Killian, Kate Koprowski

Also done virtually.

ANR's/Site Plan Review: Suzanne Collins-Apple Barn- Described the outdoor seating she is proposing. Said they already do outside seating. Suzanne says it is under 25%, deck with a pergola over it. Received application for 52 Palmer Road, The Apple Barn Map 12, Block A Lot A3. Kate asked a few questions about size of the decking and size of the building. Dave asked if there were any questions from the Board, or questions from the audience. No questions. Dave made a motion to waive site plan review based on the size of the project, Pam seconded, all in favor and none opposed. – Check for \$100 #2239 was submitted.

PUBLIC INFORMATION MEETING: 7:15- Gazebo Project-Mike Doyle opened the BOS meeting. Began describing the original walkway on the common. The Smart Walkway Grant was brought up and how it would be no cost to the town. We would renovate one of the current sidewalks and path directly to the Gazebo. Considers it phase one of multi project, may go down the school and other roads in the future, to make downtown more attractive. Kay Koprowski said North Main Street sidewalk is already a mess and asked if that would be remedied. Lots of foot traffic on NM Street. Paul Adams asked for information about the specific funding and the Cumberland Funds. Asked if the Conditions of the ZBA actually state structure, or was it was to be used for light mitigation. He does not think a Gazebo can mitigating the light. Asked about the lights that will be added to such a project, when it is supposed to mitigate. He asked what happened to the \$11,000 and thinks this project will be a mistake. How will it be paid for? How will the light be mitigated? Mike showed the lights, to be used for safety and usability of the common. They will have power down at that bottom of the light posts, giving power throughout just about the entire common. Mike thought the BOS and the abutters were in agreement with the project. The memo on the check from CF said for light mitigation or structure. Mike explained that some money is part of Norcross Grant for \$5,000, \$11,000 of check from CF, Historic commission set up fundraising for it with an account through the town, said there is not a conflict. Sue DeBruin of the Historical said they have a lot of funding from community total has about \$30,000 total, including the funds listed. They are doing a kickoff for more fundraising. Mike said the total project is estimated \$35,000-\$40,000, if the sidewalk grant comes in, they don't have to fund raise for the sidewalks. Chris Adams, 10 NM street, stressed the importance of the sidewalks on his side. Special permit does say that the \$11,000 is for the purpose of light mitigation with a structure or plantings for NM residents, does think that the new lights make it counterproductive. How invasive are the lights, do they have to be on all night long, can they be shut off, etc. Mike Doyle said light posts should be high enough in the summer months where the trees will cover, in winter it may be an issue. Ryan said maybe they can close the gazebo in winter months. The BOS can discuss how intrusive the lighting is and is willing to work with the residents. Lighting would be focused on the path in front of the walkway. Dave Bachand, Tantasqua electrical department, asked why they had not looked into the Tantasqua Carpentry for the Gazebo.

Students would be great to do this project, could save some money asking the school. Mike did reach out and when they go out to bid, Tantasqua will definitely get in the bidding process. Kate asked about the trees, will they remain, or will some be taken out? Mike marked out the placement of the Gazebo. There will be additional trees planted. Dave Killian asked why this is not on the warrant, since it is a gift, and the BOS should except it. Do you anticipate that the construction will be before the Town Meeting? Mike said it would be right around the town meeting. Dave mentioned about the municipal exemption bylaw, no precedent on the site plan review. Kate asked about the power source for the electric. Mike said by the Christmas tree. Dave Bachand said for them to do it while the trench is dug it is not a big deal to get it done just a bigger wire. Dave asked if any other comments. Closed the informational meeting at 7:55pm. Mike asked the BOS to make that motion to move forward with the grant of sidewalks, Ryan made a motion to move forward, Paul seconded.

HEARING 7:30pm: BETA/SunPin Solar- Review new documents, TEC Review- Opened the meeting at 8:00- Chris Nolan from BETA Group, consult for Sunpin, in person. This is the 3rd round of peer review. Chris said hand it off to Kevin of TEC. Kevin of TEC said they have made significant progress on the site plans and were responsive to making changes to the plan set for the Palmer home. Plantings for property on 371 will need to have a condition on the maintenance of the new plantings. Storm water flows added a number of additional basins, particularly towards the west 371 address. What needs to be privately owned and maintained and publicly owned maintained. Sunpin will no longer be considering a dual use of the residential piece, however it would be vacant but still standing. Gate was made further into the site. Warren side of the line identified the clearing of abutting property owners in Brimfield, it needs to be very clear that 150 buffers between the array and property lines. The Electrical consultant has a number of things to work on with utility providers, cut sheets should be looked at in the building permit process. Number of things that need to be addressed, such as restoration in the decommissioning. If there is no solar field in the future, return the road back to grass areas and maintain the storm water basins and structures need to be maintained as long they are in existence. Road is appropriate for this use, not recommended for any other use. Dave asked if the Kevin had an estimate for decommissioning of the road, he said approximately \$20,000--\$30,000. Chris said he split the decommissioning on the plans between Warren and Brimfield and he came up with more like \$6,000. Chris went through the letter of March 2, 2021. Said he did not get feedback from the Palmers and addressed the issues with TEC. #3 is there an easement in place for the flow, Stephen of BETA says it has to get MassDOT has to approve. They will work with Highway to see if the basin is sufficient. Stephen says the design does not rely on that structure; they will make improvements if needed. Chris Nolan spoke to not increasing the peak load, no peak discharge. Chris Nolan says they are going to improve the catch basin, reduce water. Kevin says they will look at, but it has been an overall net reduction in off water flows. Pam mentioned revised plans just getting in and not giving the board enough time to review adequately. Dave asked if we wanted to continue, since we need more time to review. Chris would like to resolve the decommissioning issue as well. Dave asked if Sunpin and BETA would be agreeable to continuance in April, they agreed to a continuance on April 7, 2021 at 7:30pm.

NEW BUSINESS:

Mike Doyle asked about having a clerk for ZBA, Planning and Shared clerk. The board agrees that would work out well.

OLD BUSINESS: Submission of Warrant Articles sent on 2/23/2021-Due March 16th

Sue Hilker-Right of First Refusal letter, she is not offering the entire parcel. The clerk will resubmit letter to reflect just the solar field area.

OTHER:

-Review minutes of February 3 and February 18, 2021 Pam made a motion to accept the minutes of February as amended and February 18 as is, Kate seconded both. All in favor and none opposed.

-Mail- reviewed

-review emails-

-Sign Payroll- signed

-next meeting- April 7, 2021 at 7pm

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

ADJOURN: 9:07pm

Approved