

BRIMFIELD PLANNING BOARD MEETING

December 4, 2019

CONVENED: 7:00pm

PRESENT: Dave Killian, Pam Marquis, Russell Smith, Kate Koprowski, and Noah Smith

ANR'S: none at this time

SITE PLAN REVIEW APPLICATION: Rusty Corriveau, the plans submitted are for improving the first floor of the barn. Since he is not looking to change the use for the winery, he does not need to submit anything to the planning board. We kept one copy for our records.

SunPin Solar to submit an application-Chris Nolan is here to submit their application for site plan review. For a public hearing in January. \$289,000 is the value of the work calculated, check for \$1,646 and \$100. Dave asked if they received the comments from our Zoning Officer, and they did. Chris Nolan says their attorney has a different opinion. Our Town Counsel will be present, Sunpin will be paying for our attorney. Michael Burke Warren resident, their plan has not been approved by Conservation. We will have a hearing on January 8, 2020 at 7:30pm. Jane Freeman, she is asking the zoning officers comments that were sent to us. We gave her a copy to read to the residents that are present at the meeting. Andy Hengen, direct abutter, trying to encroach on 61A property, read her information regarding by products of solar. Send a copy to Krista Vitow, of the zoning officer.

SITE PLAN REVIEW HEARING CONTINUED 7:30PM-Caron Solar Project, new plans to be submitted-Opened the hearing at 7:30pm. Don Frydryk, surveyor and Brian Caron, applicant and owner. Working on the entrance of the site per conservation, the entrance is realigned. A bigger curve to the north, wet land field is under 5,000 square feet, which is acceptable. The only change is at the entrance. Mass Dot issued a letter about the access, and conservation accepted. Dave asked is any board members had any questions, Dave asked if anyone in the audience has any questions, none. Kate made a motion to accept the plans as presented, Russell seconded, all in favor none opposed. Hearing is closed at this time.

SITE PLAN REVIEW HEARING 8:00PM-Opened the hearing at 8pm-Brimfield Exchange, LLC-Richard May, the intent is to erect a 16x80 solar canopy 25kw system, under the Smart Program through Massachusetts. Dave Killian asked if the board has any questions, none. Asked if any from the town had questions. Mike Doyle from Mill Lane, asked if there are any plans to go beyond this 25kw size, Richard May said at this time no, since there is no incentive to do bigger. Mike asked if there will be screening. The panels will be the roof, it will be a building with no walls and a solar roof, a large carport. The residents spent time looking at the site plan. Dave asked if there were any further comments on the project. No further comments. Pam asked if equipment will be stored inside, a tractor may be underneath. Russell made a motion to accept the plans as presented, Noah seconded, all in favor, Dave abstained. We will send a letter to the building inspector of approval so he can issue a building permit. Signed copy of the plans to go to the building inspector. Richard May will send a PDF for the planning board. Hearing closed at 8:11pm.

SITE PLAN REVIEW HEARING CONTINUED 8:30PM-Woloshchuk Project-Opened hearing at 8:30pm. Don Frydryk for the applicant. Is presenting the lighting plan and proposals for noise. Zero lighting levels outside the paving areas, they were conservative with the lighting in case Mr. Woloshchuk wants to come back and put additional light posts later on, obviously he would need to come into the board for that additional lighting. Discussed the proposals of the acoustics engineering. Dave mentioned he is happy with the Cross-Spectrum Acoustics, no other had any questions.

David Berson from Bacon Wilson on the behalf of the DellaRossa's asked if he could get a copy of the study. The DellaRossa's are willing to make their property available to the acoustical engineer.

Marisal (Old Palmer Road abutter) asked how long to get the sound study back. The Planning Board does not know how long it will take to get the study back.

Pam made a motion to accept the Cross-Spectrum Acoustics proposal with the amended to reflect the town of Brimfield as ones who hired them. Noah seconded all in favor and none opposed. Pam made a motion to authorize Dave to sign the proposal outside of a meeting, Russell seconded, all in favor and none opposed.

Hearing is continued until January 8, 2020 at 8:30pm.

NEW BUSINESS: Warrant Article deadlines-March 12, 2020, Annual Report-January 21, 2020

Discussion about zoning bylaws, zoned commercial solar. Not for any business, just commercial solar. The Planning Board clerk will contact Jalbert Engineering about changing the map. Try to get the information/mapping back from them, in case they went out of business. Need to have them change the map so we can present it at a public hearing. Overlay of commercial solar, keep it in Agricultural/Residential. Read Caron's Article to see how it is written, before we make a decision on how to reword that. Comply with Attorney General.

Will contact the Zoning Officer to see if there is any type of Zoning issues he would like us to address for the warrant.

Sam Feinman from Game Changer, no change to R/D on the facility since it has been opened. Dave mentioned that any change to the property, they need to come in. No changes in height or noise. The shed was not part of the original site plan. Pam stated you can't make any changes, in case of needing any additional screening. The sign never came before the board either. The planning board needs to be able to weigh in on any changes. We are asking for any proposed changes, any changes that have been added, such as sign, buildings, etc.

OLD BUSINESS:

-Continue updating our Order of Conditions

-Bylaw changes for businesses regarding obstructions in the windows/safe lines of site

OTHER:

-review minutes of November 6, 2019-Pam made a motion to accept the minutes as amended. Russell seconds, all in favor none opposed.

-review mail-reviewed

-review emails-talked about all boards meeting, I will post it. Discussed the freedom on information request

-sign payroll-signed

-next meeting: January 8, 2020 (due to holiday of January 1st)

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

ADJOURNED: 8:44pm

Approved