

Planning Board Minutes

April 6, 2015

Attendance: Present: John Waite, Kip Komosa, Paul Allis, John Baronas, and Roger Sadoski
Absent: Max Antes, Rachel Blain
Guests: Chet Yazwinski, David Short, Daniel Warner(surveyor)
Lake St. Development- Zachary Schulman, John Lavin (AllStates Asphalt)
New England Environmental - Kevin McCaffrey, Meredith Borenstein
Dick Calisewski (Building Commissioner)

The meeting was called to order at 7: 05 pm by Kip Komosa with the reading of the agenda. Minutes of the March 2, 2015 meeting were approved as presented in a motion made by John B and seconded by Kip. (4-0-0)

At 7:15 pm, when John W arrived minutes of the March 30, 2015 meeting were approved in a motion made by Kip and seconded by Roger. (5-0-0)

New Business:

ANR – Old Main Street – Chet Yazwinski, David Short, Dan Werner (surveyor)

Chet explained a situation created when probate court separated ownership of the farmhouse from the rest of the farm. To resolve the dilemma he presented a plan that creates a lot for the farmhouse to separate it from the rest of the farm. Neither the existing configuration nor the new configuration is conforming as per current zoning. There will be access to both parcels through a shared driveway. In a motion made by John B, seconded by Kip, the plan dated April 3, 2015, prepared by Daniel L. Werner PLS, was accepted. The vote was unanimous (5-0-0)

Solar Project – 28 acres on Pocumtuck Ridge

Representatives from New England Environmental, Lake Street Development, and Allstates Asphalt were present seeking guidance for a project to build a Solar Array (6 megawatts DC or 4.999AC) in a brownfields area on Pocumtuck Ridge (off River Road). A site plan will be presented to the board for review soon, possibly at the next Planning Board meeting. An NOI will be submitted to the Conservation Commission, as well. Once the plans have been reviewed , a public hearing will be held.

AECOM Letter - The letter originally drafted in reply to AECOM's request for information was found no longer to be relevant. John W made changes which he agreed to sign once the revisions are made. There was discussion of the role FRCOG has taken on the pipeline issue.

Old Business:

Stormwater bylaw: Kip presented what he feels are problems with the bylaw as currently written. He pointed out that, in his view, the bylaw tries to fix a problem that doesn't exist. He pointed out some revisions and/or corrections that could be made. The board agreed to pay for a half hour or so for him to consult Deb Schriver, who provided guidance in drafting the current bylaw. He will continue to present items for the board to consider.

Committee reports:

John B. reported on matters discussed at the FRCOG Planning meetings. The FRCOG is working on the pipeline matter. Other topics include: 1) discussions on how to get more locally produced food to people and 2) erosion concerns raised regarding a plan to raise the water level of the Northfield Mountain Project, a move that is expected to increase existing erosion of the riverbank. The committee meets the last Thursday of each month.

A motion to adjourn was made by John Baronas and seconded by Kip Komosa. The vote was 5-0-0.

The meeting adjourned at 9:05 pm.

Respectfully submitted,

Priscilla Phelps

Document list:

Resolution to endorse DEDIC 2015 economic plan
Attendance sheet