

## TOWN OF GRANBY

COA Building  
10 West State Street  
Granby, MA 01033

Telephone: (413) 467-7177 Fax: (413) 467-2080  
Website: [www.granby-ma.gov](http://www.granby-ma.gov)

Town Administrator: Christopher Martin

Granby Select Board: Louis Barry, Chair  
Mary A. McDowell, Clerk  
Mark L. Bail, Member

Board Meeting: July 15, 2013 @ 6:30 P.M.

### **CALL TO ORDER:**

### **PLEDGE OF ALLEGIANCE:**

### **CITIZEN PARTICIPATION:**

### **OLD BUSINESS AND INFORMATION:**

Solid Waste RFP

Appointments-Historic District Commission

### **APPROVE MINUTES:**

### **TOWN ADMINISTRATOR:**

### **APPOINTMENTS:**

- 6:40 School Committee-Joint Appointment to the School Committee
- 6:45 Approve & Sign One-Day Liquor License (IHM)
- 7:00 Parks Oversight Ad-Hoc Committee-Quarterly Report
- 7:30 Liquor License Hearing-(Beer & Wine)
- 8:00 Hecate Energy-Overview of Moulin Property

### **NEW BUSINESS AND INFORMATION:**

- 1 Accept Departmental Reports
- 2 Approve and Sign Maintenance Warrant
- 3 Approve & Sign Dufresne Park Rental Permits
- 4 Discussion:Policy on last minute Dufresne Rental requests
- 5 Approve & Sign Common Victualler's License
- 6 TA Evaluation

**EXECUTIVE SESSION: M.G.L. Chapter 30A, Section 21 (a) Clause 3.**

**ADJOURNMENT:**



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Minutes: July 15, 2013 @ 6:30 P.M.

#### Members Present:

Louis Barry, Mark Bail and Mary McDowell.

Louis Barry, Chair called the meeting to order at 6:30 P.M. and led the meeting with the "Pledge of Allegiance".

### CITIZEN PARTICIPATION

*Open seat with the Planning Board:* Ms. Desjardins from Planning Board states that the Planning Board needs to fill one seat. Planning Board presents Mike Pandora to the Select Board for consideration. Mark Bail made a motion to grant a Special Municipal Employee status to the currently vacate seat on the Planning Board. Mary McDowell seconded, unanimously accepted. The Board along with the current members of the Planning Board will vote on this new member at the Select Board's next meeting.

### NEW BUSINESS

*Departmental Reports:* On a motion by Mark Bail and seconded by Mary McDowell, the Board unanimously accepted the departmental warrants as read.

*Maintenance Warrant:* On a motion by Mary McDowell and seconded by Mark Bail, it was unanimously voted to approve and sign the maintenance warrants.

*Dufresne Park Rental Permits:* On a motion by Mrs. McDowell and seconded by Mr. Bail, the Board voted to approve and sign the following Dufresne Park Rentals:

Northeast Chevy/GMC Truck Club

August 2-4<sup>th</sup>, 2013,

9am-5pm.

No liquor authorized

*Last minute Dufresne Park Rental:* Mary McDowell made motion to put in writing a policy that would allow the chair of the Board to be able to sign to accept a rental request in the event that time is of the essence, seconded by Mark Bail, (does not waive the Police review and the Parks Oversight Ad-Hoc Committee review), unanimously accepted. Lou Barry suggested that the chair of the Parks Oversight Ad-Hoc Committee come on Board with same policy. Chris Martin suggested that that be discussed at 7:00pm when they come to meeting. Lou Barry to write up policy.

*Common Vehicle License for Northeast Chevy/GMC Truck Club:* On a motion by Mrs. McDowell and seconded by Mr. Bail, the Board unanimously voted to approve and sign the Common Victuallers' License expiring on December 31, 2013.

*Yearly Evaluation of Board Members:* The Town Administrator's contract requires a yearly evaluation. Procedure: Each Member fills out an evaluation sheet. Members turn them over to the Chair. Who tabulates and does a summary. Summary is released at a meeting. One member rating was a 2 out of a possible 5; Two members ratings 3 out of possible 5. Average in individual category scores: 2.54; 3.22; 3.20. Average overall of 3 is a 2.66 and overall average of each individual category 3.02.

Overall comment: Chris Martin has been rated each job by 2 out of 3 members at a standard margin and 1 rated as needing improvement. Chris Martin scores strongly in finances and less strongly in the area of leadership and public relations. Some negative rating could be partially explained by the lack of adequate support staff. His staff consists of one secretary and when she is out, he has to perform both. He has difficulty delegating tasks, however, there is no one to delegate it to. Sometimes it appears that Chris is overwhelmed with work jumping from one area to another without seemingly accomplishing anything in a timely manner. But when he does complete a project, however, it is inevitably well thought out and professional. Chris is very knowledgeable in many areas. The suggestion has been made that perhaps he should be more involved in presenting town meeting articles; this could improve public perception of his job performance as well as facilitating the meetings.

The Board will to set Fiscal 2014 goals with Chris Martin at their first meeting in August.

Lou Barry mentions the July 22 joint meeting with Planning Board and other Department Heads on the sewage issue.

### **APPOINTMENTS**

*School Committee vacate position:* Michael Quesnel, Chair of the School Committee explained to the Board a vacant seat was available with the resignation of Dawn Cooke from the School Committee. Emre Evren from the School Committee made a motion to accept Katie Moriarty's appointment, seconded by James Pietras unanimously accepted. On a motion by Mrs. McDowell and seconded by Mr. Bail, the Board unanimously voted to affirm the appointment of the recommended candidate, Katie Moriarty, to fill the

vacated position of the School Committee until the next Annual Town Election on May 19, 2014.

*Special Application for Liquor License:* Applicant, Donald Zebrowski for the Immaculate Heart of Mary Church at 256 State St., Granby, MA for their Summer Festival, effective date is August 3<sup>rd</sup>, 2013 from 5:00 pm to 10:00 pm and August 4<sup>th</sup>, 2013, authorized hours of sale is 12:00 noon to 5pm Description of the License premises is 256 State St., Granby, MA confined one entrance, one exit only. License is for the sale of wine and malt beverages only.

Restrictions attached by the local authorities: sale of malt and wine beverages only and applicant must provide one million insurance policy acceptable to the town. All alcohol must be confined to the lower pavilion area and field at the Immaculate Heart of Mary Church. No alcohol to be possessed or consumed in the parking area. No serving alcohol people under the age of 21. The checking of patrons IDs is the responsibility of the Licensee. While no officers are being hired in advance for the date of this event, the Licensee agrees to hire officers if the crowd or traffic concerns demand it. The licensee is financially responsible for the hiring of additional police officers. The decision to hire additional officers to be made by the Police Department Supervisor as the event is ongoing. No serving to intoxicated persons or no serving alcohol before 5:00 pm or after 10:00 pm on August 3<sup>rd</sup>, 2013 and before noon or after 5:00pm on August 4, 2013. Cori-Check was done.

Mary McDowell made motion to grant Two-Day Liquor License, seconded by Mark Bail, unanimously accepted.

*Park Oversight Quarterly Report:* Paul Piquette gave the report for the other members on the Committee, Jim Pietras, Nancy Hoffenberg, William Johnson, Cathy Leonard, Matthew McCourt.

- Met 4 times to date: April 15th, May 1<sup>st</sup> & 22<sup>nd</sup> and June 26<sup>th</sup>.
- Did a walk around the park and made a list of safety items and things that needed to be addressed. Submitted report to Chris Martin.
  - New cooking grills were put in place; safety issues were addressed and put on top of the list; Dufresne's pavilion roof has been repaired;
  - Worked with the conservation commission began initial testing on pine depth and silk levels on pond; get permits
  - Letter written to the Marine Corps Engineering Battalion at Westover. Jim went over and personally met with them. They have the right equipment and will do community service. Waiting on the Battalion's decision.
  - Land, Water & Conservation signs has been placed on the 3 main park entrances;
  - Taylor road dumpster has been removed for cost saving; Half the barrels were taken out for another cost saving improvement; labor saving; more to be taken out next year; considerable savings with no barrels. Volunteers seem to like cleaning up park.
  - Gazebo is raked and cleaned up; Dickenson Farm donated flowers and mulch;
  - Jim painted some floors;
  - Added new bathroom cleaning fee to pavilion section for \$25.00.

- Friends of Granby's concerts at the park, bathrooms should be open...so \$25 is a fair price.

- Next year Sani-cans will be built.

- Upcoming items: purchasing playground mulch; \$517 to repair bubbles on the playground paid by the Friends of Dufresne. Also looking to purchase another piece of equipment. for the play structure.

- Relocate the hiking map sign to the gazebo area; create a group camping/tenting area for nonprofits and school groups, near Kendall Street. Still needs to be discussed with Select Board and other members of the Parks Oversight Ad-Hoc Committee, in the planning stage. Would be good source of revenue for town. Nominal fee could be charged.

- The Parks Oversight Ad-Hoc Committee would like a report from the Accountant for where the Committee started in April ,this so we are only accountable from the time we started and not for anything before,

- Discussion on whether Charter Day received anymore for the campers during that event.

- Status of dog park: volunteers are discouraged. The Committee is trying to come up with ideas on how to finish the project. Mr. Martin has some money that was turned into him for the fence from a fundraiser.

On a motion by Mary McDowell and seconded by Mark Bail, it was unanimously voted to add a \$25.00 fee to the application to use Dufresne Park's bathroom for a Granby non-profit event, which would encompass taking care of the opening, closing, and cleaning of the bathrooms only. Cathy Leonard to add the new fee to the application.

On a motion by Mary McDowell and seconded by Mark Bail, it was unanimously voted to take a short recess from 7:25 until 7:30 pm.

Lou Barry reconvened the meeting at 7:30 pm.

*Legal Notice for a Liquor License:* Mary McDowell read: "There has been a legal notice in the Town Reminder, Town of Granby, MA. Legal notice, notice of public hearing. Notice is hereby given under Chapter 180, Section 29 of the Massachusetts General Laws, that the Select board will hold a public hearing on Monday, July 15, 2013 at 7:30pm at 10-B West State Street, Senior Center Building to consider a new license for a Wine and Malt package store for Gunks Holding Corporation dba Granby BP. Premises described as a one (1) story, 1644 sq ft. L-shaped building, located at 30 West State Street, Granby, MA. Submitted by the Granby Select board, Lou Barry, Mary McDowell, Mark Bail. Publication Friday, July 5<sup>th</sup>, 2013."

Lou Barry opens the hearing, present your name before you speak. all questions through the chair,

- Rick Feelett, General Manager, Gunk's Holding Corporation is a division of CBP Energy, petroleum marketer out of New Falls, NY; Corporation is privately held by four (4) brothers and have been in the convenience store retail business since 1981. One site operator, Mobile dealer, grew into a distributorship operating in five (5) different states in the northeast. They are a chain of company run operations of about sixty (60) sites in MA, CT, NY, and NJ. Sell beer and wine product out of the convenience store. If Town of Granby grants the permit then take to the State of MA for approval to sell the products.

No licenses in MA at this time.

- MS. Desjardins from the Planning Board asked the question on how long this company has owned this particular facility. They do not own but have long term lease for fourteen (14) months since May 2012. Only been open the last 3 months because of an acquisition from a previous company that went bankrupt. How many sites work without a beer/wine license? Reply: all of the sites in CT.
- Chief Wishart voiced concerns about the 18 yr old clerks selling the beer/wine and also the blended use of the convenient store that sells alcohol.
- Jill Johnson of Granby Liquor Store: Chapter 138, Section 15 of the MA General Code for liquor states that the majority of directors and/or owners must be MA residents and US citizens. She voiced some concerns regarding the BP convenience store selling alcohol and the hours it would be sold.
- Under MA law required to have an inspection by the Building Inspector and Fire Chief prior to an issuance of a license. Need to call to arrange for the inspections.
- He is also required to provide a Certificate from the state of showing no tax arrears. Rick Feelett, provided a certificate of good standing and a business registration certificate.
- Lou Barry said that before they could consider an application, a CORI check on a manager would need to be done. Mr. Feelett told the Board that the manager that they had hired has resigned and are correctly looking to hire a new manager. Mr. Barry informed Mr. Feelett that the application is incomplete if no manager is listed so the Board cannot vote on it.
- Mary McDowell voiced a question: Does the State of MA General Code that Jill Johnson mentioned is correct, does it supersede any decision by the Local Authority.
- Rick Feelett will go back and discuss the MA liquor law with the owners.

On a motion by Mary McDowell and seconded by Mark Bail, it was unanimously voted to close the public participation of the hearing for the consideration of a new license for a Wine and Malt package store for Gunk's Holding Corporation d/b/a Granby BP, but continue hearing until the next Select Board meeting on August 5, 2013 @ 7:30 pm.

*Hecate Energy:* Andrew Boss of Hecate Energy presented a initial survey for a proposed Solar Energy Farm on New Ludlow Road/South Street (copy of presentation behind minutes). Ms. Desjardins of the Planning Board had a question regarding the accelerated depreciation of the solar equipment. Mr. Boss said this was really outside of his expertise. Ms. Desjardins just wanted to make sure that the Board was aware of the depreciation life so that the Board would be able to take that in considerations when they make a pilot plan "that the structural evaluation plan some other bases besides that so you don't run into the equipment worth noting and so you have no value to base it on." Their time table is really set by National Grid, but are hoping to get going by the end of the year.

### **OLD BUSINESS**

*Granby Historic District :* Nancy Brooks, from the Granby Historical District came to the table to discuss past procedures for appointments to the Granby Historical District. Lou Barry mentioned that it has been brought to the Board's attention that the proper

procedures for this process may have not been followed in the past. Chris Martin sent a letter to the Granby Historical Association, Pioneer Valley Realtors Association and Western Mass Chapter of the American Institute of Architects. He received an email back from WMCAIA with the names of two nominees; two names from the Pioneer Valley Realtors Association; has not received a response from the Granby Historical Association yet with potential names. He will call Terry Johnson to see if he has the names of four (4) people. He will forward the two emails to Nancy. Nancy explained that she has been the secretary for the District for many years, and humble has to admit that she never read the bylaws on appointing members to the District. Further discussion on bylaw regarding appointments was done, with the results being that the Board is waiting for the last of the names to nominate to the District having at least three members and no more than seven members. The Board will affirm the appointments once all the nominations are in, hopefully for the next Board meeting.

*Commission on sale of garbage bags from other vendors:* Mr. Martin received an email from Waste Zero stating that a vendor from town was looking to make a commission off selling the town landfill bags. This vendor sells the bags now without a commission. The Board has had this discussion before and agreed with Arlene from DEP that a commission was not favorable. Board is not in favor.

*Solid Waste RFP* – Chris Martin has made the changes that the Board wanted from the last meeting. Closure is still end of Dec. 2013. Chris Martin spoke with Tom Murray and asked about the 3 months period beyond the actual closure date. They will state that the landfill is closed once the large trailers can no longer go into the back area and the Town of Granby will be allowed to use facility until that is done.

Chris Martin spoke with Terry Graden of Allied Waste regarding the previous quote and as Terry is new to Allied Waste, he will review quote and get back to Chris. It could be as early as next week. Apparently previous quote was for an every other week pickup which was not mentioned by person presenting quote.

*Director of Senior Services Position:* Chris Martin has posted the position on Town website, the Beacon, Massachusetts Counsel on Aging website, and the Daily Gazette. He has 2 members from the COA Board of Directors, 2 members from the Friends of the Elderly Committee, 1 Select board member and still needs 1 member at large member.

### **ADJOURNMENT**

On a motion by Mary McDowell and seconded by Mark Bail it was unanimously voted to leave the regular session meeting @ 8:40 PM to go into executive session for the following reason M.G.L. Chapter 30A, Section 21 (a) Clause 3; and to go back to regular session only to adjourn the meeting. Barry, AYE, McDowell, Aye, Bail, Aye.


On a motion by Mark Bail and seconded by Mary McDowell it was unanimously voted to adjourn the regular session meeting @9:15 PM

Hecate Energy has negotiated a development contract with the Molin Farm. We would like to be added to the agenda for the meeting of July 15<sup>th</sup>. The allotted time would be used to brief the Selectmen on our forthcoming solar project, the local benefits it will provide, and to initiate discussion of a taxing structure that will make the project feasible.

Traditional tax rates and structures do not scale appropriately to new equipment technologies used on solar farms. Because of this, it is necessary for projects to receive alternative tax structure agreements in order to reach construction.

We are very excited to present our project and help the community leverage the green bylaws the Town adopted last year.

Regards,



Andrew Boggs  
Manager, Development  
Hecate Energy



115 Rosa Parks Blvd.  
Nashville, Tennessee 37203

June 28, 2013

Granby Selectmen  
250 State St.  
Granby, MA 01033





**Hecate: /hek uh tee/ - The Greek goddess of the solar system, sub-surface earth and the oceans. She is represented as a three-faceted goddess that evokes the crossroads. Hecate Energy's logo captures this essence both in design and color, and reflects our mission of developing power generation resources at the crossroads of traditional natural gas power plants, proven solar technology, and emerging energy storage solutions.**

**CONFIDENTIAL**

# Specific Project Experiences



**3 MW Delsea  
Vineland, New Jersey**

Led the development of the Delsea Drive solar PV power plant in Vineland, New Jersey. The project entered into a longterm PPA with Vineland Municipal Electric Utility. The project is built on single axis trackers, and is one of the largest projects in the northeastern United States built on trackers.



**8 MW solar PV  
East Providence, Rhode Island**

Developing two projects totaling 8 MW on a landfill that is being closed. The first project has entered into a PPA with National Grid for 15 years. Definitive Documentation for financing is being drafted and is expected to close by in March 2013 with a financial institution that manages \$25B.



**13 MW solar PV  
Monson, Massachusetts**

Developing three solar PV projects in Monson totaling 13 MW. The first and second projects have entered into net metering arrangements. The first project is expected to be operational in mid-2013. The second and third projects will be online in mid-2014.



**1,600 MW Mystic 8 & 9 plants  
Boston, Massachusetts**

Led development of Mystic 8 & 9 and Fore River combined cycle power plants, totaling 2,400 MW. Effort included all aspects of development, including permitting, contract negotiation, transmission interconnect and financing. All three facilities are now operational.



**280 MW Valencia Energy Facility  
Belen, New Mexico**

Led Peoples Energy's geographic expansion into the Western U.S. Two power plant development sites—a 152 MW combustion turbine site and a 1,050 MW combined cycle site—were monetized by Peoples Energy based on this effort. The combustion turbine is now operational.



**750 MW plant  
Fremont, Ohio**

Performed early stage development and site identification for CME Energy's 704 MW Fremont combined cycle plant. Project was sold to Calpine and is now owned and operated by FirstEnergy.



# Solar Farm Photos





## New Ludlow Road - Granby

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### Solar Project Benefits

- Quiet and low-impact energy source
- Solar supports local construction jobs along with periodic operations and maintenance positions
- Increases the local tax base by improving the property by an estimated \$4-6 million
- Requires no water or sewer
- Majority of facility located behind frontage
- Adds no additional expense to local community
- Leaves a clear field after decommissioning
- Paves the way for future energy projects
- Utilizes Green legislation and bylaws previously adopted by Town for this exact use



# New Ludlow Road - Granby

## Development Completed

- One-Line Diagram
- Conceptual Layout

## Current Development Underway

- Lease Agreement for Property
- Zoning – Special Use Application
- RFP for Survey and Phase I

## Development Upcoming

- Interconnect Study with National Grid
- PILOT agreement application

