

**STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, JANUARY 13, 2015**

Ms. Gibson-Quigley called the regular meeting of the Planning Board to order at 6:00 PM.

Ms. Gibson-Quigley noted the members were present.

Present: Charles Blanchard
Russell Chamberland
James Cuniff
Penny Dumas (**arrived @ 6:15 PM**)
Heather Hart
Sandra Gibson-Quigley, Chair
Susan Waters, Clerk

Also Present: Jean M. Bubon, Town Planner
Diane M. Trapasso, Administrative Assistant

Ms. Gibson-Quigley opened the meeting and read the agenda.

**ISOTROPE, LLC – DISCUSSION OF THE TELECOMMUNICATION BYLAW
UPDATE**

Ms. Bubon stated that Mr. Maxson of Isotrope, LLC had started to work on the proposed revisions to the Telecommunications Bylaw. He was present at the meeting to discuss his work to date and to discuss options for the bylaw revisions.

Mr. Maxson stated the following:

- Act of 1996 – can regulate but cannot prohibit
- Co-location – site sharing/tower sharing
- Not much in the way of structures with great height – shorter ones are being used but more of them
- Using existing structures e.g. church steeples, water tanks and flagpoles
- Showed photos of other towns - Natick – church steeple – Medfield – water tank – Nahant - unipole
- Some towns have towers anywhere with performance criteria; others have overlay district
- Would like more guidance in terms of what the Town is looking for site plan regs

The Board had the following concerns and questions:

- Building mounted – what about setbacks
- Some members an overlay district

- Where would be the ideal location for the towers

Mr. Maxson stated that he will work on a draft bylaw and ask the Board for their input

CONTINUATION OF THE PUBLIC HEARING – TOWN OF STURBRIDGE/RECREATION IS REQUESTING SITE PLAN APPROVAL FOR THE CONSTRUCTION OF ONE (1) SOCCER FIELD, ONE (1) BASEBALL FIELD, TWO (2) BOCCE BALL COURTS, A CHILDREN'S PLAYGROUND, DRY CONCESSION STAND WITH PORTABLE RESTROOM AREA, AND RELATED SITE IMPROVEMENTS. THE PROPERTY IS LOCATED AT 69 ROUTE 84.

Materials presented:

Email from Ms. Girouard, Recreation Coordinator requesting a continuation to the March 24, 2015 Planning Board meeting – dated 1/7/2015 – received 1/7/2015

Ms. Girouard stated that because of budget constraints they are requesting a continuation to March 24, 2015.

Motion: Made by Mr. Chamberland to continue the Public Hearing to March 24, 2015 at 6:35 PM.
2nd: Ms. Waters
Discussion: None
Vote: 7 – 0

PUBLIC HEARING – BORREGO SOLAR SYSTEMS, INC. IS REQUESTING SITE PLAN APPROVAL TO CONSTRUCT A TOTAL OF TWO (2) 1.0 MW SOLAR ARRAY ON A COMBINED PARCEL OF 48 ACRES OF LAND. THE PROPERTY IS LOCATED AT 17 KELLY ROAD/90 RIVER ROAD.

Materials presented:

Revised Stormwater Drainage Analysis – Borrego Solar – revised 12/18/2014 – received 12/22/2014

Proposed Solar Array – 17 Kelly Road – prepared by Bertin Engineering – plan date 10/10/2014 – project # 14-732 – revision #4 1/12/2015

Quinn Engineering, Inc. – Peer Review – Proposed Solar Array – 17 Kelly Road – dated January 6, 2015

Mr. Loin of Bertin Engineering spoke on behalf of the applicant. Mr. Loin stated that some of the wetlands on the site have been determined to be vernal pools by the reviewing wetland consultant. As a result all work has been pulled back out of the 100' buffer. The hydraulic calculations were not changed by this version. The overall adjusted amount of

disturbance remains the same. Additional changes have been made to the plan to address the comments from Quinn Engineering and from the Conservation Commission. The project was approved by the Conservation Commission on January 8, 2015.

Mr. Loin stated that the gate and small amount of fencing was within the 100' buffer. It has been pulled back out of the buffer. The fence has been adjusted to be 6" off the ground to allow for small animal migration.

Mr. Loin stated that his applicant is requesting a continuation to February 10, 2015 because the revised plans were brought to the Planning Department only today.

The Board had the following questions and concerns:

- Can the arrays be seen – Mr. Loin stated no and showed photos that he took from Pine Avenue – the vegetation is very thick
- Will there be fill – Mr. Loin stated no
- Can stakes be placed on Route 15 and Kelly Road to show the vegetation – Mr. Loin stated yes and will be in place by Friday, January 16, 2015
- Concerns of the Fire Department be addressed – access road able to support a 35 ton fire vehicle – Mr. Loin stated yes - - DPW will make sure the road is always maintained and the Fire Department will have training on the facility prior to opening
- Access will be off of Route 15 – Mr. Loin stated yes
- Are the arrays susceptible to lighting – Mr. Loin stated that the arrays are heavily grounded
- Will Quinn Engineering have enough time to review the latest revised plans before the February 10th meeting – Ms. Bubon that there should be enough time

There were concerns from the following abutters:

- 42 Park Avenue, Ms. Chapdelaine
- Pine Avenue, Ms. Colburn
- 209 Park Circle, Mr. Caprera

The concerns were the following:

- Will Kelly Road be blocked during construction – Mr. Loin stated no – no construction vehicles will be parked on Kelly Road
- How high and how many panels – Mr. Loin stated a total of 7,000 panels 10' – 12' high
- Will property value go down – Mr. Loin stated no
- Residents of the Sturbridge Coop were not notified – Mr. Loin stated that by law the notification was mailed to the owner of the land
- Hazardous materials – Mr. Loin stated no
- Will there be run-off – Mr. Loin stated no - that water follows under the arrays and is self-contained

- Why hasn't there been any meeting with Mr. Galonek concerning this project – Mr. Galonek stated that he is not the applicant – he is only leasing the land to Borrego

Motion: Made by Mr. Blanchard to waive the requirement, requiring a landscape design professional prepare the landscape plan if over 1000 sf. of landscape are proposed, most of the landscape on site is grass.

2nd: Mr. Cunniff

Discussion: None

Vote: 7 – 0

Motion: Made by Mr. Cunniff to continue the Public Hearing to February 10, 2015 @ 6:35 PM.

2nd: Ms. Waters

Discussion; None

Vote: 7 - 0

ANR – GARY E. GALONEK – KELLY ROAD & ROUTE 15

Form A Application for Endorsement of Approval Not Required Plan - Kelly Farm Limited Partnership – dated 1/7/2015

ANR Plan of Land – Kelly Road & Route 15 – Gary E. Galonek

Mr. Loin of Bertin Engineering spoke on behalf of the applicant. Mr. Loin stated that the plan has been filed for Kelly Farm Limited Partnership showing the division of land on Kelly Road and Route 15 into two lots

Ms. Bubon recommends that the Board endorse the plan.

Motion: Made by Mr. Chamberland to endorse the plan.

2nd: Mr. Blanchard

Discussion: None

Vote: 7 – 0

Ms. Waters, Clerk, signed the plan.

EXECUTE TRIPARTITE AGREEMENT – LAUREL WOODS

Ms. Bubon stated that at the November 13, 2014, it was discussed that Mr. Cormier was planning to sell Laurel Woods Subdivision to Randy Bercume, Countryside Home Builders, Inc. The closing was held this past Friday and the Tripartite Agreement can now be executed.

Ms. Bubon recommends that the amount of \$514,799.00 be held and recommends that the Board approve the new amount to be held in the Tripartite Agreement.

Motion: Made by Mr. Blanchard to approve the new amount to be held in the Tripartite Agreement and endorse the document.

2nd: Ms. Waters

Discussion: None

Vote: 7 - 0

APPROVAL OF MINUTES

Motion: Made by Mr. Cunniff to accept the draft minutes of December 16, 2014.

2nd: Mr. Blanchard

Discussion: None

Vote: 7 – 0

TOWN PLANNER UPDATE

Special Town Meeting – January 26, 2015

OLD/NEW BUSINESS

Mr. Chamberland asked whether the electrical inspection should have special training for the solar array projects.

Mr. Blanchard stated that in the Town of Palmer there is no special training, just follow the State codes.

Ms. Hart thanked Ms. Bubon for keeping the Board informed on the Charlton project – Sun City.

NEXT MEETING

January 27, 2015 – Center Office Building

On a motion made by Mr. Cunniff, and seconded by Ms. Waters, and voted 7– 0, the meeting adjourned at 8:25PM.