

DRAFT Minutes
December 17, 2020

MINUTES

Location: Zoom Meeting

Present: Francois Steiger, Kristofer Munroe, Members and Alice Livdahl (Chair) and Erica Dack (associate member)

Staff: Mallory Seamon, Planning Board Administrator

Absent: Bill Homans and John DeMalia

Additional Attendees: William Murray, Dean Smith of Borrego Solar, Matt Martinez , Ryan Joyce, Jay Dubois, Marc Curtis and Damon Schmidt.

Ms. Seamon read the Governor's order regarding remote meetings and Ms. Livdahl noted "the meeting is being broadcast live and digitally recorded."

Ms. Livdahl called the meeting to order at 6:30 PM.

Public Comments none

First order of Business: Meeting Minutes,

1. May 6, 2020
2. June 25, 2020
3. July 9, 2020
4. August 6, 2020

Mr. Steiger made a motion to accept the minutes from May 6, 2020 w/ corrections.
Mr. Munroe seconded. All in favor, motion carried (3-0).

Mr. Steiger made a motion to accept the minutes from June 25, 2020 w/ corrections.
Mr. Munroe seconded. All in favor, motion carried (3-0).

Mr. Steiger made a motion to accept the minutes from July 9, 2020. Mr. Munroe seconded. All in favor, motion carried (3-0).

Mr. Steiger made a motion to accept the minutes from August 6, 2020. Mr. Munroe seconded. All in favor, motion carried (3-0).

Next item on the agenda, 147 Williamsville Road - Review potential vote on Certificate to Generate.

Mr. Murray stated the applicants have submitted all documentations and certifications. Mr. Murray recommends the Board issues the Certificate to generate.

Ms. Livdahl asked if the Certificate to Generate should reference the battery storage unit. Mr. Murray agreed.

Ms. Livdahl asked if there would be herbicide use to control the growth of weeds. Mr. Smith stated Borrego does not use herbicides.

Mr. Murray asked if Borrego would be willing to add that note into the Certificate to Generate. Mr. Martinez stated that note would not be an issue.

Mr. Steiger asked why the battery storage was a minor change. Mr. Murray stated the Board decided the battery storage was an accessory use to the array.

Mr. Steiger stated he does not feel comfortable to vote in favor as the bylaws do not reference battery/energy storage.

No action taken, this will be continued on January 7, 2021.

Ms. Livdahl made a motion to ask the Selectboard for funds to assist with technical and legal assistance to create an energy storage bylaw. Mr. Steiger seconded. All in favor, motion carried (3-0).

Next item on the agenda, 36 Gardner Road review of draft permit and drainage

review. Mr. Murray stated his engineer has reviewed and signed off on the drainage.

The Board reviewed the draft Site Plan Approval with Mr. Murray.

Mr. Murray noted all drainage issues have been resolved.

Ms. Livdahl would like the hours of operation added to the draft Site Plan. Mr. Curtis confirmed the hours of operation would be 5:30 am - 10:30 pm Monday through Sunday.

Mr. Steiger would like the stock pile of yard waste to have a definitive end date.

Mr. Murray stated he would remove "on the site for later" and the sentence to read "disposed of in accordance with the Massachusetts Wood Waste policy".

The Board voted to accept the draft Site Plan Approval. Mr. Murray noted a Site Plan requires four affirmative votes per the bylaws.

The Board will revisit the vote on January 7, 2021.

Next on the agenda, Sign bylaw public hearing date.

The Board discussed and agreed to move forward with setting a date as January 21, 2021 for the Public Hearing.

Next item on the agenda, 69 Gardner Road.

Ms. Livdahl informed the Board of the request from the Cannabis Control Commission (CCC) for a letter of zoning compliance.

Ms. Livdahl noted that to build the facility the applicant will need a Special Permit.

Mr. Schmidt explained at this point in time that this letter, requested by the CCC is for a provisional license. Mr. Schmidt stated after the Special Permit is obtained and the facility is built, the applicant will request a final license. The CCC will reach out again to the Town to verify compliance.

Ms. Livdahl made a motion that the Chair respond to the CCC stating the applicant is in compliance with zoning along with a supplemental note that a Special Permit is required as well as a Site Plan Review Approval. Mr. Steiger seconded, Roll Call Vote, all in favor (3-0).

Ms. Livdahl made a motion to amend the above motion to read that the Board has reviewed and recommended the Town Administrator send the letter to the CCC.

Mr. Steiger seconded, Roll Call Vote, all in favor (3-0).

New Business

- North Quabbin Land Trust - Scenic Road application for Lombard Road. Ms. Livdahl stated the North Quabbin Land Trust had moved a wall without the proper permit. The Trust will file a permit.

- Revised road list

Ms. Livdahl noted an updated list is in progress.

Next item on the agenda,

To ZEO regarding 248 Gardner Road. Ms. Livdahl stated a letter had been sent to the Town Administrator, the Town Administrator sent a letter to ZEO and the Police Chief.

To TA regarding adding environmental study to VHB proposal. Mr. McLane informed Ms. Livdahl the Environmental Study had been added to the proposal. Mr. Murray noted the study was included in the first phase.

Last item on the agenda, Administrative Matters

Ms. Seamon stated the Town report is being compiled and she is also working on the budget.

Mr. Munroe made a motion to adjourn. Mr. Steiger seconded, all in favor, motion carried (3-0).

Adjourned: 7:56 pm