

Approved by ZBA on September 21, 2017

TOWN OF PLAINFIELD

Zoning Board of Appeals

Thursday, August 17, 2017 at 7:00 p.m.

at the Plainfield Town Hall

Meeting Minutes.

Members Present: Members Peg Keller, Chair, Laurie Israel, Joan Wattman, and Alternate Ann Irvine. Alternate Sandra Morann was not present at the meeting. Select Board Member Leslie Rule attended the meeting starting at 7:25 p.m. as liaison to the ZBA from the Select Board.

Call to Order: The ZBA meeting commenced at 7:19 p.m.

Announcements: Peg noted the following:

Savoy ZBA Notice of Decision. We received a Notice of Decision on June 1, 2017 from the Savoy ZBA with respect to a solar project application from CG Savoy Energy Development, LLC. To construct a Solar Energy System with nameplate capacity of 2MW on a 12-acre site located at 231 Windsor Road, Savoy. We noted that Laurie sent the Notice of Decision on our Solar Project application to all interested parties, including the Planning Boards of the abutting towns, on May 23, 2017.

Peg attended the Select Board Meeting held on June 13, 2017 as requested by the Select Board as ZBA representative, and reported on ZBA activities.

MassPlanners has a new Recreational Marijuana Resources Page.

Review and Approve Minutes from last meeting. Ann made a motion to accept, Laurie seconded the motion. Amendments were made to the minutes. Ann moved to approve the minutes as amended. Laurie seconded. The vote to approve passed, with Joan abstaining.

Review of Solar Plan Revision follow up submission approved last month (pole location installation) for:

Special Permit previously approved for Plainfield Solar, LLC, Chris Clark, 4 Liberty Square, 3rd Floor, Boston, MA for Solar Array at 29 Union Street, Map 237, Lots 015.C-0000-0001.0 & 015.C-0000-0017.0.
Owner Thomas Kusek.

Peg contacted David Kramer after the meeting and explained the ZBA vote to accept of the amendment to the plans by the ZBA as not a material change to the original Special Permit Application. She emailed him the revised plans and narrative and invited him to the next meeting if he had any questions or concerns.

The Plan Revision Summary Dated August 11, 2017 and the Proposed New Pole Layout will be attached to the Minutes of this meeting. There will be a Notice of Revision to Approved Plan attached to the Revision Summary and the Proposed New Pole Layout which will be signed by Peg Keller for the ZBA and reference the approval of the amendment at this meeting. It will be filed with the Plan.

Peg will ask Gerry Garner to notify us when the building permit is issued, so that the ZBA can do the oversight required under the Special Permit.

Ann and Peg suggested and Leslie concurred that when the building permit is issued, the affected Boards and the Conservation Commission, as well as Town officials and employees that will be engaged in reviewing the construction meet together before the project gets going, so everyone is on the same page with regard to the process, procedure and time line and required inspections. Leslie Rule said she is willing to pull that meeting together. Leslie will reach out to Gerry to ask him to let her know when permit is issued.

Zoning Letter from Kopelman and Paige. We received and reviewed copies of the KP letter dated April 11, 2011, regarding issuance of a Special Permit for a proposed Solar Energy Project on Town Land. The opinion said that business uses not prohibited under Section 4.4 are allowed by special permit. Section 4.2. The opinion implies that the list set forth in 4.2.2 (“Business Uses”) is not inclusive, and other business uses may apply for a Special Permit.

The Roos’s who have bought Penn Moulton’s former land have not yet applied for a Special Permit for a medical marijuana growing facility. The Roos’s will make a presentation about their proposed facility on Monday, September 18, 2017 at a Special Informational Meeting convened by the Select Board.

Informational Sheet for Future Applicants for Special Permits. Peg will do a first draft of a revised information packet and revised application for a special permit, based on the draft that Ann prepared. Larry Smith had provided some templates also. Peg will try to provide her draft to the ZBA members prior to our next meeting on September 21.

Ann and Leslie suggested that the Plainfield Zoning By-laws and the Rules and Regulations of the Zoning Board of Appeals be available on the Town website.

Other business: Ann suggested that the ZBA consider proposing some by-law revisions to the current by-laws. (1) additional setback for solar parks (S. Central St. problem), (2) public hearing

in the solar by-laws to be required, not just an informational meeting which is in the current by-laws. We discussed how best for the ZBA to have input in the process of Town Zoning By-laws revisions that may be part of the ongoing work of the Planning Board. Leslie indicated that the Select Board can bring the Planning Board and the ZBA closer together so that they can work collaboratively with each other on future amendments. The ZBA would like the Planning Board to present any such amendments to the ZBA well before the public information session, so that the ZBA can provide input and comments and possibly affect changes in the draft amendments, as the Planning Board develops by-laws that affect the ZBA's issuance of special permits. It was noted that the ZBA also has the capacity to draft and proceed with the procedure to have Zoning By-Laws proposed and voted on in Town Meetings. Leslie suggested that we can read the minutes of the Planning Board posted on the Town website to get a sense of what they're doing.

Future Meetings: Our next scheduled meetings will be held at 7 pm on the following dates: Thursday, September 21, Thursday, October 19, Thursday, November 16 and Thursday, December 21. Alternate Ann Irvine will notify the Plainfield Post and town office personnel and post notices at Town Hall and Town Hall Offices within the prescribed time for the meeting notice. When Ann posts, she will pick up the ZBA mail at Town Hall. Member Laurie Israel will post approved minutes on the Town website.

Adjournment: There being no further business to discuss, the meeting was concluded by a Jon motion to adjourn made by Laurie, seconded by Joan, with a unanimous vote. The meeting was adjourned at 9:05 p.m.

Plainfield Zoning Board of Appeals
Laurie Israel, Clerk