

*Approved by ZBA on July 20, 2017.*

## **TOWN OF PLAINFIELD**

### **Zoning Board of Appeals**

**Monday, May 15, 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, and has recused herself from the current ZBA application

Call to Order: The ZBA meeting commenced at 7:07 p.m.

Continued Public Hearing. Public Hearing commenced at 7:07 p.m.\_ Continuation of the Public Hearing held on April 20, 2017 to consider the application of Plainfield Solar, LLC, Chris Clark, 4 Liberty Square, 3rd Floor, Boston, MA for a Special Permit as required under Section 8.3 of the Plainfield Zoning Bylaws, and a Site Plan Review as required in the Town of Plainfield Zoning Board of Appeals Rules and Regulations.

Kelley Fike, Associate Engineer for SVE Associates was present. Also present were Justin Kasunick, Project Manager for Nexamp, Inc., and Julie Beauchemin, Assistant Project Manager, for Nexamp, Inc., Chris Clark, of Plainfield, Solar, LLC, and Anthony Wonseski, Jr., of SVE Associates.

Aimee Bell, Engineer with, Fuss & O'Neill, serving as the expert reviewer for the ZBA, was not present but had submitted written comments. Larry Smith, of the Pioneer Valley Planning Commission (PVPC), technical assistance consultant for the ZBA, was present.

Peg Keller: Began with a review of the 5/9/17 draft Order of Conditions.

We all went through the document. Peg Keller read an email from Kelley Fike that explained the approx. size of energy units. There may be greater efficiency produced in the energy units in the future. It's the energy developed by the project that is important, Larry Smith stated.

Was I talking about the units? In which case, it would be the footprint of the unit, not the project, that Larry said was important.

Special Permit Condition #1 says the Special Permit is transferable with a change in ownership and any successors, transferees or assigns must comply with all of its terms and conditions.

Special Permit Condition #4 was revised to say for snow removal on the access road, that it be accomplished “to the satisfaction of the Highway Foreman.” The Applicant accepts that wording.

Special Permit Condition #21, second sentence about the remaining detention basins after decommissioning, the word “all” in “all remaining detention basins on the project site” to be the responsibility of the property owner will be changed to “any remaining detention basins...”

Special Permit Condition #22 relating to if the property is subdivided, it will need to comply with Town zoning requirements.

Special Permit Condition #23. We discussed this draft condition which requires adequate screening in the future on the solar facility parcel. The draft condition stated that adequate screening would be “provided” on the subdivided solar facility parcel. We discussed the change of word from “provided” to “maintained” because there is screening there now which is wetland protected and will be therefore unlikely to be cut down or altered.

Claude DuPont was present and spoke to at the meeting about his experience with having to relocate his lumber mill after an abutter moved in and objected to the noise. He feels the abutter knew about the lumber mill when she bought, and could have found another property to purchase.

Special Permit Condition #26 c. Any portion of the bond not needed for the project shall be returned to the applicant.

Special Permit Condition #34: inspection schedule. There was some question about the need for daily inspections during construction. Peg Keller referred to the Conservation Commission conditions requiring daily inspections during construction. The inspection would be by the applicant’s engineer “or their agent”. The last paragraph would apply if something problematic is identified through the inspection. Then, a report shall be issued within 7 days to the ZBA or the Conservation Commission, depending on the nature of the problem.

Special Permit Condition #55: Wood chips can be used in appropriate areas if steps are taken to secure them in place.

The Decommissioning Plan and Bond were reviewed during the prior Public Hearing.

It was reported that David Kramer had asked Kelley in a phone call if they could have the water flow on the solar land go into his stream. Kelley indicated that is not feasible under current Wetland Regulations.

Peg Keller reviewed some of the conditions in the Conservation Commission which are consistent with our draft ZBA Order of Conditions.

Ann Irvine asked the Applicant to clarify the information we have been hearing about regarding Eversource offering discounts for Plainfield residents as part of the project. Tony stated that the project is considered a "Community Solar Project." 50% of the output can be sold as credits to Towns or for commercial uses. The other 50% can be available to users in Plainfield or nearby towns and a limited number can receive a 15% discount on their electrical bills from Eversource. There will be some sort of sign up for the discount.

There being no additional questions or comments from the Board or interested citizens, Joan Wattman made a motion to close the public hearing. The motion was seconded by Laurie Israel, and unanimously approved. The Public hearing was closed at 7:50 p.m.

Deliberation of Permit Application: Discussion ensued regarding the draft Order of Conditions. Joan Wattman made a motion to approve the Special Permit & Site Plan Review Approval application, and that the Order of Conditions set forth in the Approval also be approved. Laurie Israel seconded the motion, there was no further discussion. The vote approving the Special Permit and Site Plan Review request was unanimous. The approval form was signed by the ZBA members.

Joan Wattman offered to take the Special Permit to the Town Clerk, for signing this Thursday evening during her office hours. Laurie will scan the Special Permit on Friday and get it to Chris Clark, Larry Smith, and the rest of the ZBA. Laurie Israel will obtain the updated abutters list from the assistant assessor. To help with mailing to interested persons, Kelley Fike will send label list by mail and electronically to Laurie Israel.

Review and Approve Minutes from last meeting. Joan Wattman made a motion to approve the minutes of the April 20, 2017 meeting, seconded by Laurie Israel. The vote in favor was unanimous.

Future Meetings: Our next scheduled meetings will be held at 7 pm on the following dates: Thursday, June 15, and Thursday, July 20, Thursday, August 17. 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. Member Laurie Israel will post approved minutes on the Town website.

Adjournment: There being no further business to discuss, the meeting was concluded at 8:50 p.m.

Respectfully submitted,

Laurie Israel, Clerk