

Planning Board Meeting on 6/12/18

In Attendance:

Pat Coffey

Susan B.

Tom H.

Wade C.

Mark S.

Meeting called to order

First item of business. John (Jack) Dunn presented a plan drafted by Richard LaBarge dated April 5, 2016 to review. Property is located off Burt Road. Not a building lot. Frontage of 137.26 feet. Approximately 4.76 acres. Pat C. moved to approve and sign the plan. 2nded by Tom H. All members present voted in favor.

Second item of business, Geoffrey Gougeon (builder) appeared on behalf of Kara and Richard Shaw. Board reviewed preexisting lot, Assessor's Map 10, Lot 11. Frontage of about 665 feet and about 3 acres. Wade C. moved to sign the Building Permit Application. 2nded by Pat C. All members present voted in favor.

Third item of business, Discussion of large scale solar installation project being proposed

by SWCA Environment Consultants for property owned by Kurt Meehan for land along side of or near Montague and North Roads. Meredith Savage was present for SWCA (consultant). Alex Fox was present for CVE (the developer). John Klavens was present as attorney for the developer. Also present were Kurt Meehan (property owner), John Shaw and Ginny Curtis. Discussion focused on when the applicant for the project should file the application. John Shaw said that the annual Town Meeting, that included the proposed new solar bylaw had not closed yet, and that there may be a couple of minor revisions (for clarity) not real change. Issue became whether the date of filing a solar application would determine whether old bylaws or new bylaws would apply. Also, whether the Attorney General has to sign off on the new solar bylaw before an application could be filed. Someone brought up Chapter 40A, section 6. (Under what circumstances do things apply).

Alex Fox - excited about the project. Believes a good package was prepared. Concerned about deadline for Massachusetts Smart Program. Says

there is an August 1st deadline.

Mark S concerned about 35 day review of project by other Town Boards.

Atty Klavens believes 35 day review by the other boards doesn't mean that the public hearing can't be scheduled.

John Shaw agreed with Atty Klavens and added that the public hearing needed to remain open until the 35 day review period lapsed.

Pat C. stated that the applicant's deadlines were not the Board's deadline.

Tom Martin - concerned about public being able to weigh in and make comments.

Ginny Curtis asked whether the Building Inspector had been consulted.

Meredith Savage said that she hadn't consulted with the building Inspector.

Ginny Curtis said that Chapter 40A section 5

should be looked at.

Susan B asked where did the generated power go to, the developer said to the grid.

At the conclusion of the discussion there was a general consensus that SWCA was going to file its solar application on June 18th with a letter to the Town Clerk / Board that the application wouldn't be official until 6/26/18 and that would be when the filing clock would start. The Board decided to hold a meeting on June 26th to discuss the official filing and to set future dates.

Fourth Item of business, Board discussed Westhampton's Right of First Refusal on Tom Martin's Chapter 61 A and B land. Board reviewed plan signed by the Board on 2/10/15 which was drafted by Holmberg & Howe and dated 1/29/15. Pat C. mentioned that the Board has no budget for land purchases. Tom Martin requested that an email be sent to Cheryl Probst that the Board had no problem with the land transfer to a private party. Wade C. motioned that the Board should decide it has no problem

with the transfer and that Mark S. send an email to Cheryl of this decision, 2nded by Mark S. All present voted in favor,

Fifth item of business. Board reviewed past meeting minutes,

Pat C. moved to make official the minutes of 2/13/18. 2nded by Mark S. Pat and Mark voted in favor,

Pat C. moved to make official the minutes of 3/6/18. 2nded by Tom H. Pat C., Tom H. and Mark voted in favor,

Wade C. moved to make official the minutes of 4/10/18. 2nded by Tom H. Tom H., Wade C., and Mark S. voted in favor,

Tom H. moved to make official the minutes of 4/24/18. 2nded by Mark S. Wade C., Tom H., Pat C. and Mark S. all voted in favor,

Wade C. moved to adjourn 2nded by Pat C. All present voted in favor,