

**Charlemont Planning Board
November 1, 2018 Meeting Minutes**

Members Present: Robert Malone, Co-Chair, Bill Harker, Co-Chair, Gisela Walker, Carlene Hayden, Bob Nelson.

Others Present: Mark Nelson, Chris Rodstrom, and Jay Myrto of Clean Energy Collective (CEC), Bob Fournier of SK Design Group, Doug White, Bill Farrell, Bill Coli; Charlemont Historical Commission, Laurie Willis.

Call to Order

Planning Board Co-Chair Robert Malone called the meeting to order at 7:07 p.m.

Approval of Minutes

The Board reviewed the minutes from their meetings of 10/4/2018 & 10/18/2018. On a motion by Malone and seconded by Harker, the minutes were unanimously approved as written.

#1: 7:16 pm: Continuation of Special Permit Hearing for Large Scale Solar on Tea Street/Legate Hill Road

At 7:16 p.m., Co-Chair Malone opened the Special Permit hearing and read a letter received by the Charlemont Historical Commission (CHC). The letter stated that after reviewing several documents and speaking with the Massachusetts Historic Commission, the CHC found that the house at 727 Tea Street does not fall within the National Register Village Historic District and felt that the impacts of the project were smaller in scope than the Berkshire East wind turbine project, and therefore found that an impact study was not required for this project, as was for the wind turbine. The CHC did recommend that the Planning Board require a living screen to minimize impacts to the historic house as well as the Mohawk Trail Scenic Byway, and that any digging/trenching be sensitive to artifacts that may be found.

Screening Discussion:

There was much discussion with regard to screening, what type and where it should be. The Board suggested forsythia and rhododendrons be planted along the black chain link fence on the south side. Mark Nelson noted that the Hathaway's want their field left for haying and so they couldn't screen with trees here. Chris Rodstrom added that the most effective place for screening is to the east and on the west of the house with a row of vegetative screening 10' from the road and winter maintenance (salt/sand damage) and to not encroach on the Hathaway's yard. Walker stated that they have required vegetative screening of other applicants and expressed a concern that the Planning Board can't enforce the owners to maintain screening in their yard through the Special Permit. Coli expressed concerns with the visibility from the Gould property and Shun Pike and suggested that forsythia grows fast and deer don't eat it. The Board asked for an additional 7 trees along the front with a combination of dogwood and arborvitae. The applicants agreed to update and submit plans to include the additional screening as requested by the Board. It was noted that 4-6 additional utility poles about 35-40' in height will be installed.

Conditions:

The Board then went through the conditions of the permit, addressing such issues as screening, maintenance, stormwater management, signage, security, lighting, decommissioning, PILOT payment, potential changes to the project and duration.

PILOT (Payment In Lieu Of Taxes)

The PILOT Agreement shall be negotiated with the town and executed prior to the issuance of the building permit and remain in place throughout the operation of the facility. It was estimated that a typical PILOT of this nature would be around \$12-\$15 thousand per MW (this proposal is 2.5 MW) per year.

The Board next went through each of the special permit criteria to determine the potential impacts, consequences or benefits of the project to the Town.

Motion:

Walker made a motion to approve a special permit for the construction of a 2.5 MW ground-mounted solar array and appurtenant equipment, encompassing approximately eleven acres of area and subject to the conditions as described in the permit. Hayden seconded the motion. Vote: Malone-Yes, Harker-Yes, Walker-No, Hayden-Yes, Nelson-Yes. Motion passes by majority.

On a motion by Malone and seconded by Hayden, the public hearing was closed at 9:48 p.m.

#2: Proposed WiValley Tower on Legate Hill Road

Laury Wills of Legate Hill Road came to discuss the proposed WiValley communication tower to be sited on Legate Hill Road. Wills stated that she is opposed to the tower as it will be sited in either her or her neighbor's yard. Walker explained that it will actually be sited within the Town's Right of Way. Wills claimed that the tower could be sited in Hawley, but as that solution is more expensive, they have opted to site it in Charlemont. The Board explained that they will be discussing in an upcoming meeting with Town Counsel whether or not their cell tower bylaw applies to this project.

#3: Secretary to Boards Job Descriptions

Hayden informed the Board that the Select Board had finished job descriptions and noted that she has been doing a lot of duties that she shouldn't have been doing such as generate correspondence, make calls to State Agencies, townspeople, etc. with regard to Board business, or research laws/regulations, Walker agreed that the rest of the Board will need to pick up some of these duties. Hayden will get the Board a copy of her job description.

#4: Upcoming Hearings

The Board reviewed two permit applications for upcoming public hearings:
Pastrich-Klemmer Site Plan Review for mixed used -November 15th at 7:30 P.M. and
New England Investment Holding Corp. Special Permit for a cell tower December 6th at 7:15 P.M.

Adjournment

On a motion by Harker and seconded by Malone, the meeting was adjourned at 10:10 P.M.

Respectfully submitted,
Carlene Hayden

Documents viewed in the Planning Board meeting of 11/1/2018*

1. Agenda for meeting of 11/1/2018
2. Minutes from meetings of 10/4/2018, 10/18/2018
3. Charlemont MA 1, LLC Special Permit file
4. Letter from Charlemont Historical Commission regarding proposed large scale solar installation on Tea Street; 10/31/2018
5. Kate and Debby Pastrich-Klemmer Site Plan Review application; 7/9/2018
6. NEIHCO Special Permit application; 10/30/2018

*Documents are stored in their respective files