



EAST LONGMEADOW PLANNING BOARD

Tuesday, July 13, 2021

6:00 PM Eastern Time (US and Canada)

Zoom Webinar

MINUTES

Chair Russell Denver opens the meeting at 6:00 pm and called the roll.

Present: Russell Denver, Chair
George Kingston, Vice Chair
Jonathan Torcia, Clerk
Peter Punderson

Staff Present: Bethany Yeo, Planning & Community Development Director
Rebecca Jones, Planning & Community Development Administrative Assistant

APPROVAL OF MINUTES

June 15, 2021

Motion to approve made by Vice Chair George Kingston; second by Board Member Peter Punderson and approved by roll call vote four (4)-zero (0).

June 22, 2021

Motion to approve made by Vice Chair George Kingston; second by Clerk Jonathan Torcia and approved by roll call vote four (4)-zero (0).

OTHER BUSINESS

- Review and Discussion of adoption of the 2021 Resilient Comprehensive Master Plan
Planning and Community Development Director Bethany Yeo emphasized that the Town of East Longmeadow has issued interim reports between the last edition in 1976 and the present Plan. She presented the timeline of the project from inception to completion. The five themes of the Master Plan were identified which include protection of natural environment, sense of community, focus on Center Square, resilient balanced growth and ensuring sustainability. Ms. Yeo thanked all involved parties for their dedication.

Vice Chair Kingston commended Ms. Yeo for receiving the grants and completing the process. Councilperson Marilyn Richards opined that both Master Plans address similar issues and is pleased with the outcome. Board Member Pete Punderson enjoyed that the Master Plan highlighted new ideas to develop good business quarter while maintaining the small-town community feel. Clerk Jonathan Torcia was impressed with the detail in the data included in the Master Plan. Councilperson Marilyn Richards encouraged the town to take in consideration the feedback for the business quarter from the Master Plan with the upcoming hearing for the Pride gas station.

Ms. Yeo provided clarification that the only adoption vote is that of the Planning Board. Town Council may choose to adopt it as a commemoration but it is not required by state law.

Motion to adopt 2021 Resilient Master Plan pursuant to Massachusetts General Law Chapter 41, Section 81D made by Vice Chair George Kingston; second by Board Member Peter Punderson and approved by roll call vote four (4)-zero (0).

Motion to recess meeting until 5:55pm made by Vice Chair George Kingston; second by Board Member Pete Punderson and approved by roll call vote four (4)-zero (0).

6 PM -PUBLIC HEARING

[Remand] case SITE 2019-11: Ground Mounted Solar Facility – Request by applicant for the installation of a 4 Megawatt ground mounted solar facility at Rear Pease Road (Assessor's Parcel ID 33-1-0) located on a 21.26 +/- acre site in the Residence AA zoning district. Applicant: Steve Broyer, PLH, LLC, 222 South 9th Street, Ste. 1600, Minneapolis, MN 55402.

Clerk Jonathan Torcia read the legal notice into the record. Chairman Russell Denver notified the public that Michael Pill, Esq. was present. There was a petition for zone change on behalf of the petitioner for this parcel, which was denied by Town Council. A Site Plan Review application was also heard by the Planning Board and denied because at the time it was not permitted under the existing residential zoning. The case was heard by the Land Court, who remanded the application back to the Planning Board, who felt there was not sufficient frontage for the project. The applicant then sought a variance through the ZBA, which was granted with five conditions. The Site Plan Review again was denied and again the applicant appealed to the Land Court. The Land Court ruled that the Planning Board must hear this case again but not take in to consideration the zone it's in and strictly treat it as a site plan within a specific allowed zone. Board Member Pete Punderson was not previously included on the previous hearings as he was a new member and Clerk Tyde Richards resigned his position effective June 16, 2021. Attorney Pill confirmed that Mr. Punderson now may participate as a voting member.

Applicant Steve Broyer of PLH, LLC was present for discussion. He explained the application has been updated to include further follow-up but placement of lot lines and structural placement has not changed since the initial filing. The frontage variance was issued by the Zoning Board of Appeals so now all conditions have been met. Ms. Yeo shared that the easement will be recorded later that week. The Planning Board agreed that a full presentation was not needed. Mr. Punderson requested clarification from Mr. Broyer regarding providing water supply to the area should a fire arise. Mr. Broyer noted that he sees no need for a fire plug or a well but what has been done in the past is install concrete bases aggregate pads beneath inverters and equipment pads as they are the typical locations fire would occur. Mr. Broyer noted it has not been a previous requirement by any other governing authority to require a standing water supply.

Motion to approve the previously agreed upon waivers made by Clerk Jonathan Torcia; second by Vice Chair George Kingston.

The Chair opened the public hearing for the Ground Mounted Solar Facility. No comment was made by the public.

Hearing no further comment, **Motion to close the public hearing was made by Vice Chair George Kingston; second by Board Member Pete Punderson and approved by roll call vote four (4)-zero (0).**

Chairman Denver stated the Planning Board had previously granted three (3) out of four (4) waiver requests and requested confirmation from Mr. Broyer that the previously waived conditions have had no changes. Mr. Broyer confirmed.

7.5.12 Buffer Strips - Granted 4-0 The Planning Board waived this condition for approval on 1-31-2020, subject to future development of surrounding parcels, whereby if development were to occur, the 25 ft buffer shall be replanted to screen arrays from view.

7.5.14.3 Utility Connections - Granted 3-1 The Planning Board granted the waiver by allowing utility connections to be placed in the manner proposed by National Grid, as certain connections between the solar panels necessitate an above ground connection as part of National Grid's standards

7.5.15.3 Fencing - Granted 4-0 The Planning Board waived the requirement for installation of fencing at the setback line, contingent upon the stipulation that if adjacent Residence zoning parcels be developed, the perimeter fence shall be relocated to the setback line.

7.5.16.2 Annual Reporting- Denied

Motion to approve the site plan with proposed conditions including a properly recorded easement and a correction under Section 5.0 of the submitted materials to change the reference from "Town of Spencer" to "Town of East Longmeadow" made by Vice Chair George Kingston; second by Peter Punderson and approved by roll call vote four (4)-zero (0).

ADJOURN Motion to adjourn made by Vice Chair George Kingston; second by Board Member Pete Punderson and was approved by roll call vote four (4)-zero (0) at 6:47 pm.

Respectfully submitted.

Rebecca A. Jones,
Planning & Community Development Administrative Assistant