

Town House

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Joanne Fiore, Adm. Assistant

**TOWN OF HAMPDEN
MASSACHUSETTS****Planning Board**

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Robert Howarth, Chair
Richard R. Green, Co-Chair
John Matthews
Edward Loiko
Jason Barroso

MINUTES OF THE HAMPDEN PLANNING BOARD**Regular Board Meeting****December 11, 2019****Approved 01/08/2020**

Board Members: Judge Robert Howarth
Richard Green
John Matthews
Edward Loiko
Jason Barroso

Adm. Assistant: Joanne Fiore, Adm. Assistant

General:

Call to Order – Judge Howarth called the meeting to order at 6:04 PM.

Mail –

Bills – Payroll Signed

Minutes –

1) 0 Thresher Road – Greg Carey of Clean Energy

Greg Carey of Clean Energy met with the Board regarding a change to the solar modules that were approved on their Special Permit approved on 10/24/18. The new modules would increase the system size to over the 3,000 KW DC limit. Mr. Carey explained they are not adding solar modules, they are simply replacing existing solar modules which increases the wattage. Since this Special Permit was approved under the previous version of the Solar Bylaw, which was wattage limiting per square foot, the new bylaw, yet to be approved by the Attorney General, allows for unlimited wattage but requires the notification of square feet of panels. The Board agreed that a public hearing is required to amend the existing Special Permit.

2) Solar Bylaw Review Committee – Proposed Checklist for Large- Scale, Ground-Mounted Solar Energy Systems

John Matthews made a motion to accept the Solar Bylaw Review Committee's proposed checklist for Large-Scale, Ground-Mounted Solar Energy Systems (Version 1 dated Dec. 2019) as submitted. Richard Green seconded the motion. All in favor so approved (5-0).

3) Vote to Disband the Solar Bylaw Review Committee

The Board thanked the Solar Bylaw Review Committee for all their hard work and time in preparing both the new Solar Energy System(s) Bylaw and the Checklist. As all work has been completed, Richard Green made a motion to disband the Solar Bylaw Review Committee. John Matthews seconded the motion. All in favor so approved (5-0).

4) 296 Ames Road Solar Facility – Discussion Regarding Decommission Plan and Surety

Jason Barroso recused himself from this discussion as he is an abutter to the property.

The Board discussed the July 10, 2018 Decommissioning Estimate for the Large-Scale, Ground-Mounted Solar Photovoltaic Facility located at 296 Ames. As this is a joint project with the Town of Wilbraham, the Board will send a letter to Ed Miga, DPW Director/Town Engineer, P.E. for the Town of Wilbraham and copy John Pearsall, Planning Director, to request a meeting to discuss this project and the amount of financial surety (Irrevocable Letter of Credit) prior to construction.

5) Planning Board Schedule for 2020 - Review

Richard Green made a motion to approve the 2020 Planning Board Meeting Schedule as presented. Judge Howarth seconded the motion. All in favor so approved (5-0).

6) Discuss Scheduling joint meeting with Stormwater Committee on 01/22/20

The Planning Board will send out an invitation to Gary Weiner, Chair of the Stormwater Committee; Conservation, Building Inspector, Robert Markel, Town Administrator; and the Board of Selectmen to attend the Planning Board Meeting scheduled for January 22, 2020 to discuss changes to be made to the General Bylaws.

7) 28 North Monson Road, Section 7.12, Home Occupation, Engineering Design and Reviews

John Matthews of 28 North Monson Road presented to the Board plans for an Engineering Design and Review Home Occupation. Services will be within the house, and he will have no employees. No additional vehicles will be required, and there will not be a sign posted. Having reviewed the application, Richard Green made a motion to approve the home occupation as presented. Jason Barroso seconded the motion. All in favor so approved (4-0).

Other Business

John Flynn has invited all staff and respective board/commission members to a Christmas luncheon on December 18th at noon. He asked each department let Pam know the number attending.

cc: Assessor's Office
Building Dept.
Conservation Commission
Highway Dept.
Moderator
Selectmen
Zoning Board of Appeals
Office Files

Submitted by Joanne Fiore, Adm. Assistant