



TOWN OF WARE

Planning & Community Development

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Planning Board

Meeting Minutes from
Wednesday, February 21, 2018
Board of Selectmen's Conference Room

Planning Board members present: Rick Starodoj (Chairman), Josh Kusnierz, Fred Urban, Edward Murphy (Alternate)

Planning Board members absent: Chris DiMarzio (excused), David Kopacz, Sr.

Staff present: Rubén Flores-Marzán, Director of Planning & Community Development
Judi Mosso, Assistant to the Director

Public: (as taken from the sign in sheet and observation): Don Frydryk (Sherman & Frydryk Surveyors), Jim Hunter (Palmer Paving), Mike Shea (Palmer Paving), Brad Wilson (Ecos Energy), Martha Klassanos

Chairman R. Starodoj called the meeting to order at 7:00 p.m. Attendees said the Pledge of Allegiance.

1. Administrative

- a. Approve minutes from December 6, 2017 – **Motion** by J. Kusnierz to accept the minutes as presented. Seconded by F. Urban. So voted 3/0/0.
- b. Review notices from abutting towns – no notices at this time.

2. Discussion & Updates

- a. PVPC Delegate update – J. Kusnierz discussed the past few PVPC meetings; topics included cannabis advisory board to the Cannabis Control Commission, a lot of misinterpretation about the draft regulations, that the state seems to be rushing through the draft; railroad, mosquito control, MVP grant, PVPC increased rate for member communities.

- b. Site Plan Review application for All Parts Racing (APR); rescind letter sent 9/11/2017 – To date there has been no application submitted. There was discussion about the importance of speaking to Gary Buelow about the required site plan. **Motion** by F. Urban to request Mr. Buelow’s presence at the March 7, 2018 Planning Board meeting to review progress on his required Site Plan Review application progress and, if substantial progress is not achieved either at or prior to the March 7 meeting, for the Planning Board to take up the matter of rescinding SP-2016-02. Seconded by J. Kusnierz. So voted 3/0/0. *[Update: letter was mailed on March 1, Jack Cascio has submitted all pieces of a completed application, and an abutters list was received from the Assessor’s Office on March 29].*

3. **New Business**

- a. Brad Wilson, Ecos Energy (EE), Minneapolis, MN, proposed solar project – This item was taken later in the meeting. Mr. Wilson spoke about the growing solar industry in New England and the state’s Solar Massachusetts Renewable Target (SMART) program. He is presenting the project informally to the Board so that EE can address any concerns before they submit a formal application.

Points from Presentation

- 145 acres on Monson Turnpike Road
- Proposed project is 62 acres ~40% of site
- subdivision created in 2007
- EE will purchase the land if the SP is approved
- Would be smaller, 500KW arrays on most of the individual, subdivided lots
- Full subdivision improvements would not be required for this temporary (40 years) use
- A private, gravel access road would be installed
- Tax base for the Town would increase
- Project life is approximately 40 years
- Non-wetland areas would be cleared
- Need Special Permit AND partial setback variances for individual lots
- The partial setback variances are for encroachments against their own parcels
- If they cannot get the variances, it would kill the project
- No intention of gate or fence the project but the pads *would* be fenced; later stated that piers would be drive/no concrete slabs
- No perimeter fence is proposed because it is considered “shared infrastructure” of 2+ parcels

- Cannot apply for the SMART program contract and interconnection without the SP from the PB and interconnection design
- Would prefer one single decommissioning Agreement
- Each lot is taxed separately [*needs verification*], equipment is taxed
- Project cost is 15-20 million (not including property purchase)

Discussion and Questions from PB

- Cannot have two projects on 1 parcel so this circumvents the restriction set forth in the state program. Parcels in common ownership are combined for zoning purposes.
 - These are proposed major changes to the subdivision so public hearing may need to be reopened; the subdivision was not approved for this use back in 2007
 - Is there a maximum amount of tree removal for solar establish by the state?
 - What are the wetland considerations?
 - How will the wildlife corridor and required fencing be considered?
 - Just because the state may allow it, does not mean that Ware's PB will
 - Land is currently undeveloped
 - Questions about power line connection and where it would be run
 - Discussion about impact to rural roadway, utility upgrades and infrastructure
 - Discussion about size of solar projects; about purchasing the property vs. leasing it
 - Nothing has been submitted to Town Counsel for comment
 - Lengthy discussion about wetlands and drainage. Drainage is not normally required on a decommissioning plan, however since this project is being proposed to change use from solar to residential in 40 years, drainage must be considered.
 - The PB's approval is discretionary so if they feel that this project does not benefit the Town, they can deny
 - Could eliminate one entry road and turn southern road into a cul-de-sac; would require changes to approved subdivision
 - Need financial impact analysis and portfolio of what they've already built
- b. State draft regulations on marijuana use, "social consumption" – no further discussion
- c. Don Frydryk, Mike Shea, Palmer Paving earth removal – Don Frydryk, Mike Shea and Jim Hunter discussed the earth removal operation on Greenwich Road. A new survey and plan will be done. There was discussion about stockpiling materials for cover. "Tipping fee" payments to date have been

short. PB agreed to accept \$13,000 [update: \$13,870.90 received March 27, 2018]. New permit application for earth removal will be forthcoming. Work on the property is planned for 2018 but not until SP is granted.

4. **Other**

- a. Wildflower Drive - Board would like an update on Wildflower from the Town Manager and Conservation

5. **Adjourn – Motion** by J. Kusnierz to adjourn at 8:50 pm. Seconded by F. Urban.

Documents reviewed:

- December 6, 2017 minutes

Documents received:

- Ecos Energy proposed site plan/aerial overlay

Minutes Approved on: _____	
Starodoj	_____
DiMarzio	_____
Urban	_____
Kusnierz	_____
Kopacz	_____

*Respectfully submitted by
Judith P. B. Mosso, MPA
Assistant to the Director*