

Minutes of Planning Board Meeting
Town of Whately, MA
Town Offices Building, 4 Sandy Lane
January 28, 2020

Members Present: Don Sluter, Nicholas Jones, Judy Markland, Sara Cooper, Tom Litwin
Members Absent:: none

Attending:

Donna Wiley, 184 Chestnut Plain Road, Whately
Chris Kellogg, 163 Chestnut Plain Road, Whately
Jennifer Kellogg, 163 Chestnut Plain Road, Whately
Richard Korpiewski, 19 State Road, Whately
Paul McNerny

I. Call to Order, 6:34 p.m.

The meeting was not recorded.

II. Approval of Meeting Minutes

Postponed

III. New Business

a. Site Plan Review application submitted by Tony Wonseski of SVE Associates for solar project at 164 Chestnut Plain Road: 6 sets of plans, 6 Site Plan Review booklets with Special Permit Application, 6 Additional Studies booklets. Presentation by SVE to be at the regular February meeting. Public meeting scheduled for March 24, 2020. To begin on 3rd item on agenda for the 6:30 pm meeting. Digital copies to be sent to Chair for distribution to Board members. Board will schedule an Engineering consultation before the Public Hearing.

b. Solar Bylaw Revision

There was an extended discussion of Peggy Sloan's Preliminary Draft Zoning Changes (1-27-20). The following additional changes to the document were recommended:

1) Expanding the area for site plan review to cover additional requirements by the utility for poles, and other connections for outside the applicant's site.

2) Section C (2) (a) Adding a requirement for a detailed Impact Study for Utility Interconnection.

2.

- 3) In section G (4) set the maximum area for a facility at 10 acres with additional acreage possible where soil is poor and the facility is not visible from a residence.

In section H (5) removing the suggested language about pollinator habitat.

Section H (6) Discussion about adding increased setback requirements for battery storage units and banning them from Aquifer Overlay Districts.

Section H (10) change “15 foot wide” to 15-foot-wide buffer zone.

Section I (2) The definition of groundwater recharge area questioned. To be discussed with UMass geology department and FRCOG (Peggy Sloan).

Section K (3) additional discussion needed with Engineer for a true cost analysis basis. Judy agreed to check with Brian Domina about the forms of surety that we can request. Judy agreed to draft wording for the recommended changes.

c. Scenic Roads Bylaw Review

The Historical Commission is recommending a change to the Scenic Roads bylaw to provide criteria for Planning Board decisions in the required public hearings and to waive the requirement for the hearings in certain cases. It was proposed in item F. to amend “curb cut” to “access entrance”. Don endorsed the Proposed Whately Scenic Road Bylaw with amendment. Tom seconded and the board voted to approve it unanimously. The Historical Commission will present to the Select Board and Town Meeting.

- d. Additional Meetings: all at 6:30 pm. February 11th for continuation of bylaw discussions. February 25th for regular meeting and Chestnut Plain Solar presentations, March 3rd public meeting for Bylaws, and March 24 public meeting for 164 Chestnut Plain Road solar project.

IV. Other

- a. The board reviewed a draft letter from Judy Markland to the Zoning Board of Appeals dated January 27, 2020, questioning whether battery storage is allowed under the current solar bylaw. Judy had written the letter as her personal opinion and asked whether the board agreed, in which case the letter could be rewritten to reflect that. The board approved and Judy agreed to redraft the letter.

V. Planning Board Mail

The board reviewed the mail.

VI. Adjournment

At 9:14 pm, the board voted to adjourn.

Documents Reviewed (kept in the Planning Board files)

1. Site Plan Application submitted by Tony Wonseski of SVE Associates for solar project at 164 Chestnut Plain Road: 6 sets of plans, 6 Site Plan Review booklets with Special Permit Application, 6 additional studies booklets.

3.

2. A 5-page Preliminary Draft Zoning Changes (1/27/20) prepared by Peggy Sloan at FRCOG for discussion purposes only.
3. A single page Draft Proposed Whately Scenic Roads Bylaw from the Whately Historical Commission.
4. A 6-page draft letter from Judy Markland to the Zoning Board of Appeals dated January 27, 2020.

Sara Cooper
Member
Planning Board
Town of Whately, MA