

**NORTHFIELD PLANNING BOARD
THURSDAY, JANUARY 14, 2021
REGULAR MEETING - 4:00PM
REMOTE LOCATION
MEETING MINUTES**

Members Present: Chair Stephen Seredynski (SS), Joe Graveline (JG), Tammy Pelletier (TP), Meg Riordan (MR); Homer Stavely (HS)

Members Absent: none

Others in Attendance: Wendy M. Levy (Boards Clerk), Rich Riccio - Field Engineering, Melissa Gamache, Missy Kalinowski, *Please note, because of Zoom's participation structure, attendance is incomplete.*

I. CALL TO ORDER

SS called the meeting to order at 4:03pm. MR gave a presentation on video-chat etiquette, and reviewed the agenda and the Planning Board's ongoing meeting schedule.

II. SITE PLAN - MOODY CENTER

SS announced he had received an email from the Vice-President of the Moody Center stating they are withdrawing the site plan application. The next step is to continue working with the Campus Collaborative Committee. SS said he told the Vice-President he is welcome to submit plans in the future.

III. PROPOSED SOLAR PROJECT

SS announced he had received about 20 pounds of documents relating to the solar project. The Planning Board has hired a consultant, Sarah Greenblatt, for a contract of 60 hours to help review these documents, and the project's applicant is paying her fees.

SS announced the next step in the process is for the Planning Board to hold a public hearing for the special permit and site plan review. The tentative date is some time in February. The Planning Board and Ms. Greenblatt need time to review the materials before the hearing.

HS asked about deadlines for the review and hearings. SS responded: for review, 30 days from submission; for the decision, 90 days.

JG asked if an extension is possible due to the complexity of the project. SS responded: the consultant will help with that.

SS noted that, although the documents contain many pages, some of them are redundant because they include very similar information for the three different projects.

A discussion ensued on one of the site's proximity to the flood plain.

JG asked if the Planning Board could discuss the proposal in detail at an additional meeting prior to the

public hearing. SS asked other Board members if they wanted to do that. HS and MR agreed this is a good idea. TP agreed, as long as it is within the Planning Board's legal obligation.

A discussion ensued on the timeline, and the consultant's review.

A discussion ensued on notifying residents of Pine Meadow Road.

JG asked about the process for communicating with the consultant: can individual Planning Board members speak with her, or must it happen collectively, as a quorum? SS will share the consultant's contact information with JG.

MR solicited questions from attendees.

Rich Riccio from Field Engineering, representing the applicant, reviewed the history of interacting with the Planning Board and abutting neighbors. He acknowledged the flood plain, and indicated he will file a Notice of Intent with the Conservation Commission. He solicited questions from attendees.

Melissa Gamache indicated she lives within view of the proposed solar array, but stated she did not receive an invitation to the abutter meetings. She asked for "visuals" of the project.

Rich Riccio responded: Anyone can view the plans, which are on-file with the Town Clerk. He will make sure Ms. Gamache is invited to future hearings.

SS noted the Town Offices are closed to the public, precluding anyone from visiting the Town Clerk to view the plans. He asked Mr. Riccio to submit the documents to the Town Secretary so she can put them on the town website. Mr. Riccio agreed to do that.

SS stated the process has been going smoothly so far.

Missy Kalinowski indicated she lives across the street from one of the proposed sites and she was not notified of the project. Ms. Kalinowski stated the entire town should be notified of this project.

Mr. Riccio stated he received the abutters' list from the town. He recorded Ms. Kalinowski's address for future notifications.

SS noted this proposal has been on the Planning Board's agenda, on the town's website, and on the Next Door website in the "community chat box."

IV. NOMINATION OF PLANNING BOARD MEMBER TO AD HOC CAMPUS COMMITTEE

SS asked for a member of the Planning Board to serve on this committee. MR noted SS is involved in a number of other projects, and this responsibility should be taken up by other members. A discussion ensued.

TP offered to take HS's position on the FRCOG Planning Committee if he will join this committee. HS agreed, and said he would notify FRCOG of the change. Everyone thanked HS.

V. SUBDIVISION APPLICATION, AUTHORIZATION NOT REQUIRED (ANR) - 11 PIERSON ROAD

SS briefly reviewed the application, and instructed all Planning Board members to sign it if they approve it. A discussion ensued on how to collect these signatures under COVID-19 distancing guidelines.

MR shared the site plan for the ANR application. SS explained the plans, and noted these plans meet all criteria for a legal division of their property in the zone in which the property is located.

JG asked for details on the purpose of this subdivision. A discussion ensued on the project and the property's boundaries.

MOTION BY SS TO APPROVE THE SUBDIVISION ANR APPLICATION. JG SECONDED. MOTION CARRIED UNANIMOUSLY.

VII. ANY TOPIC NOT REASONABLY ANTICIPATED BY THE CHAIR 48 HOURS PRIOR TO THE MEETING

JG asked the Planning Board to consider a moratorium on large solar arrays until they could learn more about them. A discussion ensued on challenges other towns have experienced with the issue, the town's long history of farming, and that a moratorium would not affect the proposed solar array. SS noted the subject is one Town Meeting can address, and it does not have to originate with the Planning Board, but the Planning Board can still discuss it, perhaps at the public hearing.

VI. APPROVAL OF MINUTES

MOTION BY SS TO APPROVE THE MINUTES OF THE 6/18/20 MEETING. TP SECONDED. MOTION CARRIED UNANIMOUSLY.

There were no amendments.

MOTION BY SS TO APPROVE THE MINUTES OF THE 7/16/20 MEETING. TP SECONDED. MOTION CARRIED UNANIMOUSLY.

There were no amendments.

MOTION BY HS TO APPROVE THE MINUTES OF THE 8/28/20 MEETING. TP SECONDED. MOTION CARRIED WITH 3 YEA VOTES; JG ABSTAINED.

There were no amendments.

MOTION BY HS TO APPROVE THE MINUTES OF THE 9/17/20 MEETING. MR SECONDED. MOTION CARRIED WITH 3 YEA VOTES; JG ABSTAINED.

There were no amendments.

MOTION BY SS TO APPROVE THE MINUTES OF THE 10/22/20 MEETING. TP SECONDED. MOTION CARRIED UNANIMOUSLY.

There were no amendments.

MOTION BY MR TO APPROVE THE MINUTES OF THE 11/19/20 MEETING AS AMENDED. SS SECONDED. MOTION CARRIED UNANIMOUSLY.

The Planning Board amended the minutes to correct the dateline.

MOTION BY SS TO APPROVE THE MINUTES OF THE 12/17/20 MEETING. JG SECONDED. MOTION CARRIED UNANIMOUSLY.

There were no amendments.

SS discussed scheduling the next meeting, and noted it depends on the consultant's schedule. Date to be determined.

MOTION BY SS TO ADJOURN THE MEETING AT 5:17PM. TP SECONDED. MOTION CARRIED UNANIMOUSLY.

Respectfully submitted by Wendy M. Levy from minutes taken by Wendy M. Levy.

3/4/2021 Approves
D. H. - chair