

Note: These proposed minutes should be considered preliminary until they are approved by the board at a future meeting.

NORTHFIELD PLANNING BOARD

WEDNESDAY, JULY 21, 2021

**MEETING TO ASSIGN CONDITIONS TO THE SPECIAL PERMITS FOR THE APPROVED
PINE MEADOW SOLAR PROJECT**

***HYBRID MEETING: SELECTBOARD MEETING ROOM, TOWN HALL; AND REMOTELY
MEETING MINUTES***

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

Members Absent: none

Members of the Press: none

Others in Attendance: Wendy M. Levy, Board Recorder; Bee Jacque; Jackie Firsty; Mike Zimmer
Please note, because of Zoom's participation structure, attendance is incomplete.

I. CALL TO ORDER

SS called the meeting to order at 4:05pm.

II. ESTABLISH A QUORUM

Quorum was established.

MR reviewed the agenda, general meeting protocols, and hybrid meeting protocols.

III. ARRAY A

MR shared and reviewed documents detailing the conditions for Array A, and noted they are available on the town's website.

SS announced a change in the zoning and setback sections.

A discussion ensued on changing deadlines and the timeline to be consistent across the entire list of conditions to the special permits. Planning Board members agreed to change the deadlines throughout the document to 60 days.

Planning Board members and BlueWave staff reviewed the sections of the conditions and made amendments.

MOTION BY SS THAT THE PLANNING BOARD APPROVE THE CONDITIONS FOR SOLAR SITE A BASED ON THE CHANGES THEY MADE. HS SECONDED. MOTION CARRIED 4-1, WITH JG ABSTAINING.

IV. ARRAY B

Planning Board members and BlueWave staff reviewed the conditions for Array B.

MOTION BY HS TO MAKE PARALLEL CHANGES TO ARRAY B AND ARRAY C. MR SECONDED. MOTION CARRIED UNANIMOUSLY.

MOTION BY SS THAT THE PLANNING BOARD ACCEPT THE CONDITIONS FOR ARRAY B, BASED ON THE PARALLEL CHANGES FROM PLAN A TO PLAN B. HS SECONDED. MOTION CARRIED 4-1, WITH JG ABSTAINING.

V. ARRAY C

Planning Board members and BlueWave staff reviewed the conditions for Array C.

MOTION BY HS THAT THE PLANNING BOARD ACCEPT THE CONDITIONS FOR ARRAY C AS MODIFIED. SS SECONDED. MOTION CARRIED 4-1, WITH JG ABSTAINING.

VI. ITEMS UNANTICIPATED BY THE PLANNING BOARD 48 HOURS PRIOR TO THE MEETING

HS distributed a document, "Structure of Pine Meadow Solar Array Special Permit Conditions," to Planning Board members.

HS explained why he created the document, and he reviewed its features. HS agreed to revise it to reflect the changes the Planning Board made. SS asked HS to reformat the document into a checklist or a table.

MOTION BY JG TO ADJOURN THE MEETING AT 5:29PM. HS SECONDED. MOTION CARRIED UNANIMOUSLY.

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

Approves on 9/23/2021
ADV Shi - chair