

Buckland Planning Board
Public Hearing
April 26, 2018 7:00 P.M.
Buckland Town Hall

JG
MH 8/2/18
CES
AD

Agenda:

1. Open meeting.
2. Public hearing: Application for Site Plan approval, under Section XII, for small -scale ground-mounted solar installation, at the following location: PB/SPR 2018-01, Maya Nayak and George Langford, 73 Avery Brook Road, Map 4-0, Lot 8, Rural/Residential, 36 square feet.
3. Other topics not anticipated by Chair 48 hours prior to meeting.
4. Public comment.
5. Adjourn meeting.

Attendees:

See attached sign-in sheet.

Meeting/Hearing:

1. **Open Meeting** - Michael Hoberman opened the meeting at 7:00 p.m.
2. **Public Hearing** - Ian Tapscott, contractor for the ground-mounted solar project at 73 Avery Brook Road, gave a brief overview of the proposed installation; 7.2 KW, DC, 20 panels on 1 structure, approximately 75' from rear of house and 175' from road. Michael read list of waivers (not all were applicable) and reviewed application folder. All abutters notified; no wetlands conflicts, confirmed by Conservation Commission. Copy of survey confirmed compliance with location of solar array. After brief discussion Michael suggested a motion be entertained regarding approval PB/SR 2018-01. Thomas Heinig moved to approve. Clarissa Spawn seconded the motion. The vote was unanimous in favor to approve. The members of the Planning Board signed the Motion of Decision of Site Plan Review.
3. **Other topics not anticipated by Chair 48 hours prior to meeting** -
 1. Alex Peterkin, project manager from Trinity Solar, was in attendance to present plans for a 52 panel (1 rack, 4 x 13 panels) ground-mounted solar installation at 5 Creamery Avenue. Preliminary work had already been done to site the array away from endangered indigenous species and specifications for the installation itself were presented. The board complimented Mr. Peterkin on work thus far, and informed him

of the the rest of the process necessary for Site Plan Review Hearing. The date is set for Thursday, May 17th, when one on North Street will also be heard.

2. Brief discussion on North Street ground-mounted solar project to be done by Valley solar. Question arose about proximity to river but it has been confirmed that there is no Wetlands violation. In discussion about surveys to verify distances to property lines and building, aerial photographs were also suggested as useful tools for this purpose. Site Plan Review for this project is scheduled for May 17th.
3. Andrea spoke with Dan Sullivan who, at the April 17th Planning Board Hearing regarding a moratorium, had offered his services in drafting marijuana bylaws; the May 3 meeting with Peggy Sloan was a possibility for him to attend. He also offered the services of a colleague from the Boston area. Because the Buckland Planning Board is in the early stages of the process it was debatable whether or not it was worth someone's time to travel from Boston. Brief discussion followed regarding when experience and input would be most valuable. It was decided to leave the question of whether or not to travel here from Eastern Mass for May 3rd meeting to the discretion of the person in Boston. Andrea was going to reach out again to Dan Sullivan
4. John Gould read a letter from the assessor's office regarding ground-mounted solar installation at a property on Crittenden Hill Road. John is going to respond.
4. **Adjourn Meeting** - Clarissa moved to adjourn, seconded by Tom. Vote was unanimous to adjourn. Meeting adjourned at 8:03 p.m.