

PLANNING BOARD

DATE: July 28, 2016  
TIME: 7:00 P.M.  
PLACE: Large Meeting Room  
FOR: Regular Meeting  
PRESENT: Brandee Nelson, Chair; Malcolm Fick; Jonathan Hankin; Jack Musgrove;  
Jeremy Higa  
Pedro Pachano, Associate Member  
Chris Rembold, Town Planner

Ms. Nelson called the meeting to order at 7:00 P.M.

**FORM A'S:**

There were no Form A's presented.

**MINUTES: JULY 14, 2016**

Mr. Hankin made a motion to approve the minutes of July 14, 2016 as amended, Mr. Fick seconded, all in favor.

**ESCROW FOR BURNING TREE ESTATES:**

Mr. Hankin made a motion to release the escrow account in the amount of \$39.05 to Burning Tree Estates, Mr. Musgrove seconded, all in favor.

**SPECIAL PERMIT: 420 STOCKBRIDGE ROAD #7**

Nick Anderson from Berkshire Engineering and applicant Andrew Mankin were present to discuss the special permit application for Hapman Holdings, LLC 420 Stockbridge Road #7 for work in a floodplain to construct a ground mounted solar photovoltaic array.

Ms. Nelson said she also want to include Site Plan Review.

Mr. Hankin asked why the project was subject to Site Plan Review.

Mr. Rembold said it is subject to Site Plan Review because there will be grading and clearing of 10,000 square feet or more.

Mr. Hankin said he didn't think it was that much area.

Mr. Anderson said they are actually planning to clear 2,400-3,000 square feet. He said the Building Inspector commented that Site Plan Review would apply and run concurrent with the Special Permit. We are happy to go through Site Plan Review to keep the process moving forward.

Mr. Anderson said the Conservation Commission reviewed the application and approved with an order of conditions.

Mr. Anderson said the proposal is for a 144KW ground mounted solar array that will serve Chrissey Farms and the Barrington Brewery. There will be helical piles driven into the ground. There will be a total of 144 piers, 64 will be located in the flood plain. Mr. Anderson referred to the plan, with a revised date of July 6, 2016 titled Hapman Holdings, LLC Wetlands Permitting Plan. The plan has a table referencing the zoning bylaws and dimensional requirements.

Mr. Anderson said there is an area of compensatory storage so there will be no impact on the flood plain. The array will run along the contour of the elevation.

Mr. Hankin asked how far the piers will go into the ground.

Mr. Anderson said helix will be about 6 feet down. There will be two inch pipe sticking out of the ground and there will be a sleeve around the pipe, to minimize frost heaves, that will be cut off at ground level.

Ms. Nelson asked about construction noise. Will there be less noise than other installations that pound the pier into the ground.

Mr. Anderson said the piers will be screwed into the ground by a small tractor with a PTO. It will go relatively quickly with no pounding.

Ms. Nelson said the last application we commented on we had concerns about the hours of operation.

Mr. Hankin said he didn't think that was going to be a concern at this site. There was consensus among the Board.

Mr. Higa said there is a hotel across the street.

Mr. Mankin said the installation will not be as loud as the traffic on Route 7. He said the work will be done between 8 AM and 5 PM.

Mr. Pachano asked how long it will take to complete the project.

Mr. Mankin said it would be about 2 months.

Mr. Anderson said he expected the piers to be installed in about 5 days.

Mr. Pachano asked about work in the flood plain.

Mr. Anderson said there are 64 piers to be installed in the flood plain. He said 25 piers can be installed in one day. He expected 2-3 days of work in the flood plain.

Mr. Mankin said the site is all gravel.

Ms. Nelson asked if the driveway to Barrington Brewery would be used for the construction entrance.

Mr. Mankin said yes the driveway will be the access. He said there is a flat field in the back of the property where equipment and spoils will be staged.

Ms. Nelson asked if events at Chrissey Farms were coordinated with the construction.

Mr. Mankin said he does not expect any conflicts during the day. He said if a luncheon is scheduled we will coordinate accordingly. He said there will be very little noise and he did not expect any issues.

Ms. Nelson asked if there will be fencing around the site.

Mr. Anderson said there needs to be a security fence otherwise it is not required. We will probably install a split rail fence outside of the flood plain.

Ms. Nelson asked about maintenance.

Mr. Anderson said we will use a walk behind mower and a weed eater to maintain the site.

Mr. Mankin said a tractor with a brush hog will be used to maintain the portion outside the array. He said he is keeping an eye on the invasive species in the area. He said he plans to keep them under control.

Mr. Rembold suggested there be some type of electrical easement as the driveway is owned separately from the Barrington Brewery property.

Mr. Mankin agreed. He said the driveway is owned by the condominium owners.

Mr. Musgrove read through site plan review. He said some trees are being removed but nothing else applies.

Mr. Musgrove made a motion to approve site plan review with no conditions, Mr. Hankin seconded, all in favor.

Mr. Musgrove said the hours of work should be a condition for the Selectboard's recommendation.

Mr. Fick made a motion to send a positive recommendation to the Selectboard with the suggestion that work hours be limited as allowed by the Town's bylaws, Mr. Hankin seconded, all in favor.

## **TOWN PLANNER'S REPORT:**

Mr. Rembold said he has a local Historic District map with the specific parcels included in the district identified by map and lot. He said the map was approved at the Annual Town Meeting and it has been filed with the Registry of Deeds.

Mr. Rembold said the Zoning Reform legislation had moved through the General Court. Amendments were added by the legislature that were somewhat fatal to the bill. The House did not take up the amended bill so the bill is dead for this year. He said he hopes it will be taken up again in January.

Mr. Rembold said there is discussion of a Medical Marijuana Dispensary to be located between the former Pete's Motors and Price Chopper. It is a small lot. The Selectboard has given them a letter of non-opposition. It would be a by-right use but it would require Site Plan Review.

Mr. Musgrove asked what the time frame would be.

Mr. Rembold said he did not know.

Derek Gentile, from the Berkshire Eagle, was present. He said they are hoping for early 2017.

**BOARD & COMMITTEE UPDATES:**

There were no updates.

Mr. Hankin wanted to remind the Board that there needs to be some discussion about zoning modifications to address solar arrays on farm land as an accessory use.

Mr. Rembold said it is on the list.

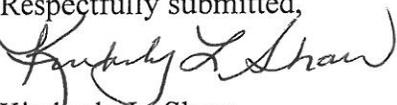
Mr. Fick said it would be a good idea for the Vice Chair and Clerk seats to be separated. If a special permit needs to be signed there might be a delay if the Vice Chair/Clerk is not available. If there are two people it is more likely that one of them would be available.

**CITIZEN'S SPEAK TIME:**

No one spoke.

Having concluded their business, Ms. Nelson adjourned without objection at 7:44 P.M.

Respectfully submitted,



Kimberly L. Shaw  
Planning Board Secretary

**Materials Presented or Distributed for the Meeting:**

- Draft minutes of July 14 meeting
- Special permit application from Hapman Holdings
- Historic District map of downtown