TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
August 26, 2021

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PLANNING BOARD MEMBERS

Christopher Coelho – Chairman (Present)
Joseph Queiroga – Vice Chairman (Present)
Raymond Phoenix (Absent)
Kathleen Houle (Present)
Rafael Quiterio (Absent)
Joshua Carpenter, Associate Member (Present)

The meeting began at 7:00 p.m. in the Selectmen's Conference Room.

PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION – 30 Valley View Drive (Assessors' Map 10, Parcel 267) – Edyta Kolataj-Ramik (online sales office)

SEE ATTACHED MINUTES

PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION – 31 Maple Street (Assessors' Map 12D, Parcel 173) – Eric Pescetta (mobile welding business)

SEE ATTACHED MINUTES

CONTINUED PUBLIC HEARING – SITE PLAN – 327 Moody Street (Assessors' Map 4, Parcel 2) – MMWEC (Jason Viadero, Project Manager) (Stonybrook Solar) (approximately 6.9-MW solar photovoltaic generation system on MMWEC Ludlow campus) ***(Mail items #32 & #33 included – from 8/12/21 public hearing)***

Mail item #32 - Review Comments on the Environmental Notification Form (ENF) for the Stony Brook Solar Project in Ludlow, MA, EEA #16405 – from Pioneer Valley Planning Commission

Mail Item #33 - Westover Air Force Base (ARB) review of plans for MMWEC solar project

SEE ATTACHED MINUTES

Grant waivers and approve Site Plan for 0 Center Street (Assessors' Map 33, Parcel 1A) – Town of Ludlow (construct town cemetery) ***(public hearing held on August 12, 2021)***

(Tabled until September 9, 2021 due to a lack of quorum for approval)

Zoning Bylaws & Subdivision Rules and Regs

Mr. Stefancik remarked that there is a public hearing scheduled for September 9, 2021 for the Zoning Bylaws for the Planning Board to either approve or disapprove for October Town Meeting. He also

explained that the Selectmen requested that replacement of dilapidated mobile homes in mobile home parks be added to the public hearing for the Zoning Bylaws.

Mr. Coelho said that as he has said in the past, he highly recommends that any Board that has a bylaw change that they want to make send a representative to the public hearing to describe what they want to do.

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Mr. Coelho mentioned that the Board needs to stop not having a quorum at the meetings. He also asked if the alternate member can get any more voting power than he has. Mr. Stefancik said that Mr. Carpenter would have to become a full member if one of the present members resigns and there becomes an opening.

Consent Agenda:

The Board approved the Consent Agenda under unanimous consent.

- FILE Mail Item 34. - Legal Notices from surrounding communities
- APPROVE Change of Occupancies:
  -Veleka Cameron & Tameshia Williams - 733 Chapin Street - Peace of Mind Quality Home Care - Home health business
  - Catherine Holloway - 285 East Street – KH Salon - booth rental in hair salon

Ms. Houle: **MOTION** to adjourn.
SECOND Mr. Queiroga.
4-0 in Favor.
Roll call vote: Mr. Queiroga – yes; Mr. Carpenter – yes; Ms. Houle – yes; Mr. Coelho – yes.

Meeting adjourned at 7:42 p.m.

APPROVED:

Kathleen Houle
Kathleen Houle, Secretary

su

(All related documents can be viewed at the Planning Board Office during regular business hours.)

TOWN OF LUDLOW PLANNING BOARD
PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION
30 Valley View Drive – Edyta Kolataj-Ramik
(online sales office)
August 26, 2021

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PLANNING BOARD MEMBERS

Christopher Coelho – Chairman (Present)
Joseph Queiroga – Vice Chairman (Present)
Raymond Phoenix (Absent)
Kathleen Houle (Present)
Rafael Quiterio (Absent)
Joshua Carpenter, Associate Member (Present)

The hearing began at 7:01 p.m. in the Selectmen's Conference Room.

In attendance: Edyta Kolataj-Ramik

Mr. Coelho read the legal notice, gave the applicant a copy of the Turley Publications invoice, and reviewed the application. The legal notice included the description of: online sales office.

Mr. Coelho: Looks like we have a completed application. You are the owner?

Ms. Kolataj-Ramik: Yes.

Mr. Coelho: You are, in writing, you are requesting a waiver of the full site plan in favor of a sketch and some pictures.

Ms. Kolataj-Ramik: Yup.

Mr. Coelho: We can do that with?

Ms. Houle: Yes, we can.

Mr. Stefancik: Yeah, we'll send that to Turley.

Ms. Houle: No, he means the waiver.

Mr. Coelho: Ok, you gotten all the criteria. You've read these and you understand that those are the kind of rules that you're gonna be held to should you operate outside of those rules and somebody complain, this could be revoked.

Ms. Kolataj-Ramik: Yes, yeah.

Mr. Coelho: Good. With that being said, could you just please briefly describe what you're planning on doing?

Ms. Kolataj-Ramik: Yes, I will be online selling with a clothes store, but the clothes are not in my house. I need a warehouse for that…

Mr. Coelho: Ok.

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Ms. Kolataj-Ramik: …which I'm in the process of getting in, yes.

Mr. Coelho: Ok, are you expecting any deliveries to the house outside of?

Ms. Kolataj-Ramik: No, nothing that I usually ---.

Mr. Coelho: Any other employees?

Ms. Kolataj-Ramik: No, just myself, yup.

Mr. Coelho: You gonna store any buoyant materials in the house?

Ms. Kolataj-Ramik: No.

Mr. Coelho: No vehicles over 10,000 pounds GVW?

Ms. Kolataj-Ramik: No.

Mr. Coelho: Anybody else have any questions for the applicant? Seems pretty cut and dry. Joe?

Mr. Queiroga: No, I'm fine.

Mr. Coelho: Ok, now we're gonna go through the comments from any other boards which typically we don't have any. Would you guys like to see pictures of the house and where she's supposing to put her --- office set up? Kathy?

Ms. Houle: He's got --- on the board anyways.

Mr. Coelho: Oh, he's gonna put it, oh. Ok, I'm not seeing anything here from other boards. Is that a good take? Now, I'd like to grant the finding and waivers as requested by the applicant.

Ms. Houle: Mr. Chairman.

Mr. Coelho: Ms. Houle.

Ms. Houle: I **MOVE** to find that the application for special permit home occupation at 30 Valley View Drive for Edyta Kolataj-Ramik is a suitable home occupation under the Bylaw and I further **MOVE** to waive the full site plan for the applicant in favor of sketch and photos as this is in relation to a home occupation and is consistent with the Bylaw.
SECOND Mr. Carpenter.
4-0 in Favor.
Roll call vote: Mr. Queiroga – yes; Mr. Carpenter – yes; Ms. Houle – yes; Mr. Coelho – yes.

Mr. Coelho: The checklists have already been addressed in the application package and the applicant has stated that she read and understood them. Now I'm gonna open the meeting up to the public. Is there anybody here in the public that would like to ask any questions of the applicant? If so, please state them through me. Anybody on the phone have any questions? Hearing none, I need to entertain a motion to approve.

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Ms. Houle: Mr. Chairman, I **MOVE** to approve the Special Permit under 7.0.3[illegible]-m and Home Occupation under 6.2.1–6.2.13 for Edyta Kolataj-Ramik at 30 Valley View Drive with the restriction the permit will run with the applicant and not with the property.
SECOND Mr. Carpenter.
4-0 in Favor.
Roll call vote: Mr. Queiroga – yes; Mr. Carpenter – yes; Ms. Houle – yes; Mr. Coelho – yes.

Mr. Coelho: And a motion to close the hearing.

Ms. Houle: **MOTION** to close the public hearing.
SECOND Mr. Carpenter.
4-0 in Favor.
Roll call vote: Mr. Queiroga – yes; Mr. Carpenter – yes; Ms. Houle – yes; Mr. Coelho – yes.

Hearing ended 7:05 p.m.

APPROVED:

Kathleen M. Houle
Kathleen Houle, Secretary

su

Documents: Master application; abutters list

(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).

TOWN OF LUDLOW PLANNING BOARD
PUBLIC HEARING – SPECIAL PERMIT / HOME OCCUPATION
31 Maple Street – Eric Pescetta
(mobile welding business)
August 26, 2021

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PLANNING BOARD MEMBERS

Christopher Coelho – Chairman (Present)
Joseph Queiroga – Vice Chairman (Present)
Raymond Phoenix (Absent)
Kathleen Houle (Present)
Rafael Quiterio (Absent)
Joshua Carpenter, Associate Member (Present)

The hearing began at 7:06 p.m. in the Selectmen's Conference Room.

In attendance: Eric Pescetta

Mr. Coelho read the legal notice and reviewed the application. The legal notice included the description of: mobile welding business.

Mr. Coelho: Ok, so we got it open. I got to tell everybody once again that we're being recorded both audio and visual. Apparently, you have paid your Turley's invoice, so that's good.

Mr. Pescetta: Correct.

Mr. Coelho: Why don't you go ahead and give us a brief description of what you're doing.

Mr. Pescetta: I'm going to use the upstairs office as --- for a mobile welding business. The vehicle in question would be a 9,200 GVW, so it's underneath the allowed, that we park down the driveway shown in the pictures. So, and then I'll be doing off site welding.

Mr. Coelho: Completely off site? You're not planning on doing any fabrication at home?

Mr. Pescetta: There might be some minor something going on in the garage, but any noise would be nothing above, you know, mowing the lawn or outside of normal business hours.

Mr. Coelho: Ok, and as far as the outward appearance of the home, it's not gonna look like a metal shop, it's still gonna look like home?

Mr. Pescetta: No, anything would be in the garage out of site, minus maybe a two foot by two-foot sign on the whatever, on the front lawn.

Mr. Coelho: Two foot, or one foot? Two square feet total.

Mr. Pescetta: Two square feet yeah, sorry. Yeah so, 22 by, under two square feet.

Mr. Coelho: We'll have to get a mathematician to figure that one out. He has some pictures here. Doug has them on the screen. Let's see, again, are there any comments by other boards? Doug, anybody?

Mr. Stefancik: No, no.

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Mr. Coelho: Ok, that's good. He does have a, I'm assuming, I haven't seen it yet. So let me make sure I see it first. You are the owner, that's good.

Mr. Pescetta: Correct.

Mr. Coelho: He is requesting that the Planning Board waive the requirement for a site plan in lieu of a site sketch and some photos. So, we have that written request. Would anybody like to act on that?

Ms. Houle: Mr. Chairman?

Mr. Coelho: Ms. Houle.

Ms. Houle: I **MOVE** to find that these special permit home occupation at 31 Maple Street owned by Eric Pescetta as described is a suitable home occupation under the Bylaw and I further **MOVE** to waive the full site plan for Mr. Pescetta at 31 Maple Street in favor of the sketch and photos which will be submitted by the applicant as this is in relation to a home occupation and in doing so is consistent with the Bylaw.
SECOND Mr. Carpenter.
4-0 in Favor.
Roll call vote: Mr. Queiroga – yes; Mr. Carpenter – yes; Ms. Houle – yes; Mr. Coelho – yes.

Mr. Coelho: As far as reading the checklists goes, I'm not gonna waste both of our times doing that. You do realize you had in the application package you had a checklist. This is all the criteria you're required to live by…

Mr. Pescetta: Correct.

Mr. Coelho: …which is in conjunction with this business, and if you violate those it could eventually lead to the revocation of this permit.

Mr. Pescetta: Understood.

Mr. Coelho: Good. I'm gonna take a minute here to open this up to the meeting, to the public. Anybody here have any comments related to this proposal? Anybody on the phone have any comments? How anybody on the Planning Board? I don't think I even asked us. Are we all good with this?

Mr. Carpenter: I'm good.

Mr. Coelho: Ok, with that being said, I'm looking for a motion to approve.

Ms. Houle: Mr. Chairman?

Mr. Coelho: Ms. Houle.

Ms. Houle: I **MOTION** to approve the Special Permit under 7.0.4 a-m and Home Occupation under 6.2.1–6.2.13 for Mr. Eric Pescetta at 31 Maple Street with the restriction the permits will run with the applicant and not with the property.
SECOND Mr. Carpenter.
4-0 in Favor.
Roll call vote: Mr. Queiroga – yes; Mr. Carpenter – yes; Ms. Houle – yes; Mr. Coelho – yes.

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Mr. Coelho: Motion to close.

Ms. Houle: **SO MOVED.**
SECOND Mr. Carpenter.
4-0 in Favor.
Roll call vote: Mr. Queiroga – yes; Mr. Carpenter – yes; Ms. Houle – yes; Mr. Coelho – yes.

Hearing ended 7:13 p.m.

APPROVED:

Kathleen J. Houle
Kathleen Houle, Secretary

su

Documents: Master application; abutters list

(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).

TOWN OF LUDLOW PLANNING BOARD
CONTINUED PUBLIC HEARING – SITE PLAN
327 Moody Street (Assessors' Map 4, Parcel 2)
MMWEC (Jason Viadero, Project Engineer)
(Stonybrook Solar Project)
(approximately 6.9-MW solar photovoltaic generation system on MMWEC Ludlow campus)
August 26, 2021

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PLANNING BOARD MEMBERS

Christopher Coelho – Chairman (Present)
Joseph Queiroga – Vice Chairman (Present)
Raymond Phoenix (Absent)
Kathleen Houle (Present)
Rafael Quiterio (Absent)
Joshua Carpenter, Associate Member (Present)

The hearing began at 7:15 p.m. in the Selectmen's Conference Room.

The public hearing was continued from August 12, 2021

The continued hearing began at 7:15 p.m.

In attendance: Jason Viadero – MMWEC, Laura Lefebvre – TRC, Allen Tate – EDF Renewables

Mr. Coelho read the legal notice into the record and advised the public that the meeting is being recorded.

Mr. Coelho: Comments from other town boards. ---. Looks like we have an email from the Ludlow Conservation Commission. ---. Are you aware of this from, I mean it's to you, from the Ludlow Conservation Commission?

Mr. Viadero: Yeah, we've already been through ---.

(multiple people talking)

Mr. Coelho: They're good and this has been addressed. We have the continuation letter from TRC. It doesn't look like we have anything from anybody else?

Mr. Stefancik: Yeah, there should be, probably after the application. There should be two letters and then there's some comments.

Mr. Coelho: Excuse me, I'm sorry. We're just shuffling papers here. I'm doing what government's supposed to do. Are there letters from other boards here Doug?

Mr. Stefancik: There they are.

Mr. Coelho: The binder clip got me. Ok, thank you Doug. This is from the Planning Board: The Planning Board approved your request to move the scheduled public hearing to tonight. Ok, that's good, I don't think we need to read. Another one from the Planning Board a memo: The monumentation referencing a 1991 plan?

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Mr. Stefancik: Yeah, they have two land plans and one was from, actually, I did get one to me today from 1980 and it shows all the pins for the entire property, but the 1990 plan shows everything except the pins, except the pins that are on the state side for the jail. And they're kind of are two plans not one, but if this isn't an issue for you.

Mr. Coelho: Well, I certainly would like to have one plan for the property at this point.

Mr. Stefancik: It's a 308-acre property.

Mr. Coelho: There's 300 acres back there?

Mr. Stefancik: And I have a plan I can show you.

Ms. Lefebvre: So, the survey focused primarily on the solar project. So, we have three markers on one side, on the side of the solar project ---.

Mr. Stefancik: This is our 1990 plan.

(multiple people talking)

Ms. Lefebvre: That's the older one that has the pins all the way around.

Mr. Stefancik: Yeah, and then the 1980 plan shows the whole entire parcel including the jail.

Mr. Coelho: Every time I go back there, I get turned away at the gate, so I don't realize how big that is.

Mr. Viadero: You're welcome back there whenever, just call ahead.

Mr. Coelho: I don't like calling ahead. It's no fun that way.

Mr. Stefancik: Even in the ten years, all the measurements for the entire parcel are all still the same. It's just that one, the latter plan doesn't show the pins in the ---.

Mr. Coelho: So, do we have enough information on file?

Mr. Stefancik: We do. I think with this, this is all accurate.

Mr. Coelho: There shouldn't be…

Mr. Stefancik: As long as it's not an issue for the Board, that's all.

Mr. Coelho: Ok, my, personally, myself if we got everything on file from their old plans and this plan, I mean, I think that's probably gonna be.

Mr. Stefancik: Because the 1980 plan was an approved plan by the Planning Board, but also the 1990 plan was an approved plan from the Planning Board, so we do have two probably current ones on file and they…

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Mr. Coelho: And land this is never gonna change?

Mr. Stefancik: No.

Mr. Viadero: Correct.

Mr. Coelho: I mean, ok.

Ms. Lefebvre: Yeah, and the current one that we submitted, we do have four markers. So, our surveyor said that only three is required…

Mr. Coelho: Ok.

Ms. Lefebvre: …for the survey, so it does meet the state requirements.

Mr. Coelho: So, now we're looking for waivers requiring driveways and industrial areas be constructed of concrete or bituminous concrete and then additional requirements 1-5, financial surety and inclusion of the interconnection agreement with the local utility. Ok, so here's my opinion on these, nothing's really changing, so we're not gonna make them put roads in because they're the only that have access to go back there, correct?

Mr. Viadero: Correct.

Mr. Coelho: Because I've been turned away at the gate before.

Ms. Lefebvre: There's already paved roads within the facility…

Mr. Coelho: Yeah.

Ms. Lefebvre: …so we're just gonna connect to a paved road using a gravel access drive.

(multiple people talking)

Mr. Coelho: It's not gonna affect the public at all.

Mr. Stefancik: No.

Ms. Lefebvre: ---

Mr. Coelho: Additional requirements 7.1.5, that's luminaire schedule and snow and...

Mr. Stefancik: Correct.

Mr. Coelho: …again, it's a large property, they've been managing it for a long time now and we haven't had any situations over there. Financial surety, they're not going anywhere. I don't think

that's a problem either. And then inclusion of an interconnection agreement with the local utility. Well, if they're not on board with Eversource at this point that's their problem.

Mr. Viadero: And technically we're interconnecting to ourselves because we own both the generation facility and then the, all the transmission lines to the gigantic substation off of 21.

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Mr. Coelho: So, you're the public utility.

Mr. Viadero: Exactly.

Mr. Coelho: You guys are gonna yourselves permission to connect.

Mr. Viadero: Yes.

Mr. Coelho: Great. So, that's my opinion on those waivers and we can't act on those now because we don't have our fourth member?

Mr. Stefancik: Correct, yes.

Mr. Coelho: Ok. So, I'm gonna keep going with the other comments from the other boards. Public Works: *Submit a copy of NPDES Construction General Permit and the SWPPP when completed and submitted.* You guys are prepared for those?

Ms. Lefebvre: Yes.

Mr. Viadero: Yes.

Mr. Coelho: *Submit a copy of Illicit Discharge Compliance Statement once completed prior to the discharge of any stormwater to post-construction BMPs. Attachment E 7.0 Construction Sequence 7.1 Project Schedule: It states that construction activities are expected to occur Monday through Saturday between the hours of 7:00 AM and 9:00 PM. Are these the real hours?*

Mr. Tate: So, typically, I'm Allen Tate, I'm with the developer contractor, and so, I think at the peak of the summer when the daylight is long, we'd like to have the option to keep working a little bit later so that we can keep the schedule moving quicker. But typically, it would be a more reduced schedule.

Mr. Coelho: How close is the nearest residential?

Ms. Lefebvre: It's 1,000 ---.

Mr. Tate: It's an industrial commercial district.

Mr. Viadero: We essentially have the Base to the west of us, the jail to the north, and then the Moody Street Industrial Park to the south. I think the nearest resident is east on West Street?

Ms. Lefebvre: Yup, exactly 1,400 feet.

Mr. Coelho: That sounds like a lot.

Mr. Viadero: And there will be a large wooded buffer between the site and that residence.

Mr. Coelho: Should there be a noise problem during construction, you guys would be able to, you'll give us your word that you'll address it with any neighbors?

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Mr. Viadero: Yes.

Mr. Tate: Yup.

Mr. Coelho: Great. Ok, so I think that kind of addresses the construction schedule. I mean, I don't blame you for needing a flexible construction schedule, it's construction, you know. But 7:00's not ridiculous, 9:00's not that ridiculous either, so. Ok, Fire Department (has no comments). The Board of Health has no comments. We have a letter here from the Pioneer Valley Planning Commission that also coincides with Item #32 on this, on our agenda tonight. I don't know that I want to read the whole thing in here. Maybe I need to. *(Mr. Coelho reviewed and read part of Mail Item #32 - Review Comments on the Environmental Notification Form (ENF) for the Stony Brook Solar Project in Ludlow, MA, EEA #16405 – from Pioneer Valley Planning Commission – see file)*

Mr. Stefancik: I think the jail --- and ---, and so it's really not an environmental justice neighborhood.

Mr. Coelho: *(Mr. Coelho continued to read mail item #32)* You design or just build?

Mr. Tate: Yeah so, TRC designed the system for us, but it's been designed to spec. There's a temporary catchment basin.

Mr. Coelho: You TRC?

(multiple people talking)

Mr. Coelho: Ok so, you guys, these are for you.

Ms. Lefebvre: Yes, and we had the document in the stormwater report is in the book that we submitted to you guys.

Mr. Coelho: Oh, but it wasn't ready for them, so they couldn't see it.

Ms. Lefebvre: It was part of the MEPA.

Mr. Viadero: Exactly. They submitted their comments to MEPA, which is state level review, prior to the close of the period. Laura, through myself, we had submitted stormwater calculations, but the Pioneer Valley Planning Commission had already put forth these comments. So, both DEP and…

Mr. Coelho: Let me put them in the record anyways. This way they're out there and… *(Mr. Coelho continued to read Mail Item #32)* So, do you have to go through PVPC for these too? Do we ever get reviews from Pioneer Valley Planning?

Mr. Stefancik: I think it's only through the MEPA process.

Mr. Coelho: Oh, it's the MEPA, ok.

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Ms. Lefebvre: Those comments went to the MEPA.

Mr. Coelho: And you guys already explained that to me. *(Mr. Coelho continued to read Mail Item #32 - Historic Preservation Comments)* Ok so, if you guys start finding old bunkers or something over there, you probably want to notify the historic people or at least the Base, so ---.

Ms. Lefebvre: We did submit a project notification form to the Mass Historical Commission.

Mr. Coelho: Ok.

Mr. Viadero: And they also received the MEPA notification as well.

Ms. Lefebvre: Yes.

Mr. Viadero: And they chose not to put forth any comments associated with that.

Ms. Lefebvre: Right.

Mr. Coelho: Ok, great. *(Mr. Coelho read Mail Item #33 – Westover Air Force Base (ARB) review of plans for MMWEC solar project)* So, Westover's happy with it. That's good. Nothing else from other Boards. We can't make our waivers yet because we don't have our four. And our checklists, our checklists. Well Doug, you went through our checklists in your comments, correct?

Mr. Stefancik: Yeah, everything.

Mr. Coelho: And we discussed that already?

Mr. Stefancik: Exactly. They did provide a with a Power Point presentation.

Mr. Coelho: Oh, alright. Let's not let that go to waste. I should've started there, I guess. Go ahead.

Mr. Tate: That's alright. So, Allen Tate with EDF Renewables, we're the developer and contractor that MMWEC selected to build the project through a competitive bidding process. I think we're already familiar with the site. We've designed it to avoid wetlands that are in green along that eastern border. The site is 6.9-Megawatt AC solar project. Our schedule is hopefully to receive approval shortly so that we can file for building permits with the town in the early fall, and then we would hope to initiate our stormwater prep, install the access road, and initial clearing this fall so that we could continue with the bulk of construction over the winter. In the next year we hope to hit commercial operation by Q-4 of next year if not earlier, and then the system would operate for approximately 25 to 35 years. It has a potential to continue beyond that period at MMWEC's discretion. The solar panels, even by the end of their 25-year module warranty from the manufacturer, they're still capable of producing energy at about 70% of their original capabilities, and so MMWEC would like to be able to continue operating the system beyond that

point. I don't know the next one. We already had kind of an overview of the site. The MMWEC facility is fenced and gated. The solar facility itself will also have a fence, which I'll have a picture of in a moment. Industrial and commercial zone with the air force base to the west and quite a substantial forested buffer on the east before any residences come in. And the next slide please. Some typical project equipment, it'll be a fixed tilt system set at 20 degrees, so the modules will sit on top of that steel structure that's on the left image. That'll be just a driven post right into the soil, so no permanent foundations are required for that. On the right is the central inverter and transformer. So, that piece of equipment takes the DC energy that the panels generate, transforms it over to the AC that the grid uses and then wires will go out from there to the point of interconnection at MMWEC's facility. This transformer is the only piece of equipment that requires a concrete foundation on the site. It sits on a raised gravel bed. There'll be four transformers on the site just adjacent to the access road. And that's also the only noise generating equipment that the project has. It's sited centrally to the facility, and so sound will dissipate outwards from that. By the time you head to the property boundary you won't be hearing any sounds over the limits required by the industrial commercial zone.

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Mr. Coelho: Are these newer transformers oil based like the old ones were, or are they?

Mr. Tate: So, it's a self-contained system. I don't actually know off the top of my head if it's oil based or has some other type of like dry cooling system.

Mr. Viadero: Typically, they are oil based, but, you know, as Allen alluded to, there's containment on there and we're gonna be bound to the limitations for secondary containment. So, first of all, you know, it's not PCV based oil like it was 40 years ago, so there's not any environmental hazard with that, plus we will have secondary containment whether it's internal at the transformer or catchment around that.

Ms. Lefebvre: There's usually like a mineral oil, like vegetable, yeah.

Mr. Viadero: --- yup.

Mr. Coelho: Ok.

Mr. Tate: The next slide. So, our typical project fence, we have a minimum of 7-foot, for the national electric code that has a 6-inch by 6-inch wire mesh opening. So, it has easy access for small wildlife to pass through and a wooden post that's driven straight into the soils as well. And that's a project that we installed in Michigan. Probably wouldn't actually look substantially different from this one once it's installed. And then the last…

Mr. Coelho: I mean, you do have your facility fencing on the other side of it as well.

Mr. Tate: Yeah, the entire facility's considered critical infrastructure so we have fencing with a controlled gate at the front. This is basically just to keep anybody from our staff off of it, and you know, larger wildlife.

Mr. Viadero: Right.

Mr. Tate: And then the last slide just goes through the approvals that we just listed into the record a moment ago. So, essentially, we've had either approvals or findings of no impact from state and federal agencies.

Ms. Lefebvre: Yeah, we did get the approval from the DPW on the stormwater permit.

Mr. Coelho: Oh good.

Ms. Lefebvre: Yeah. ---

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Mr. Viadero: Yes.

Mr. Coelho: I have to assume you guys are capable of designing around --- anyways. Well, I don't have any questions at this point, I think I went through mine. Again, unfortunately, we are not in a position to grant any waivers tonight. We can, what can we do Doug?

Mr. Stefancik: You can open it up for public comment. You can close the public hearing if you feel that everything's been addressed, or you could continue it to the next meeting, or you can close it and then just…

Mr. Coelho: I think we're gonna look for public comment then close the hearing and we'll have to make our waivers when we have a quorum.

Mr. Viadero: Yup, so does that mean, procedurally, does that mean that you can essentially approve the site plan less the waivers and then that has to be voted on at your next meeting in September or how does this? Just for my own.

Mr. Coelho: No.

Mr. Viadero: Ok.

Mr. Stefancik: You have to do the waivers in order to…

Mr. Coelho: To approve the plans.

Mr. Stefancik: Yup.

Mr. Coelho: So, once we have our quorum, both will get done in that order.

Mr. Viadero: Ok. Understood. I think just recognizing we obviously have a desire to move forward in the fall before.

Mr. Coelho: I understand that, and I apologize for not having a quorum. I am going to try and do what I can moving forward to straighten that out.

Mr. Viadero: Ok.

Mr. Coelho: There's nobody here from the public in the room. Is there anybody on the line that would have any questions for the developer? If so, please ask them through the Chair, state your name and address for the record. Joe are you still with us?

Mr. Queiroga: Yes.

Mr. Coelho: Great. Again, anybody from the public on the phone? Ok, hearing none, I think I can entertain a motion to close the public hearing and let's get this under miscellaneous to get this done at our next meeting.

Mr. Stefancik: Yeah, and they don't have to come in, but if they wanted to call in and to be part of it in case there are any questions.

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Mr. Coelho: Yeah, in case our fourth member has some other questions that maybe we didn't.

Mr. Viadero: Yeah.

Mr. Coelho: See, that would be great. You guys could call in, somebody, one or two people.

Mr. Viadero: Yup.

Mr. Coelho: Ok, so that's, I think that's gonna be our approach right now.

Mr. Stefancik: Our next meeting is September 9th. We do meet twice a month, hopefully that we have our quorum together.

Mr. Coelho: That being said, I'd be willing to entertain a motion to.

Ms. Houle: **MOTION** to close the public hearing.
SECOND Mr. Queiroga.
3-0 in Favor.
Roll call vote: Mr. Queiroga – yes; Mr. Coelho – yes; Ms. Houle – yes.

The public hearing was closed at 7:44 p.m.

APPROVED:

Kathleen J. Houle
Kathleen Houle, Secretary

su

Documents: Master Application, Site Plan Review and Stormwater Permit Application (July 2021); Waiver request; Comments from Town Departments; Site Plan Set – Stonybrook Solar Project Proposed 6.9 MW AC Solar Array – 327 Moody St, Ludlow, Hampden County, Massachusetts (July 2021); Mail Item #32 - Review Comments on the Environmental Notification Form (ENF) for the Stony Brook Solar Project in Ludlow, MA, EEA #16405 – from Pioneer Valley Planning Commission; Mail Item #33 – Westover Air Force Base (ARB) review of plans for MMWEC solar project

(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).