

Montague Planning Board

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Tuesday, March 22, 2011

MEETING MINUTES

Board Members Present: Ted Armen- Chair, Robert Obear, Fred Bowman, Ron Sicard

Staff: Walter Ramsey- Planner

Ted A. called to order the meeting of the Planning Board at 6:30 PM

- **February Minutes:**
February Minutes will be approved at next meeting.

- 1. **Solar Arrays:**
 - **To Recap:** Ground mounted solar array draft regulations:
Walter R announced that there are currently considerable incentives to build ground-mounted solar arrays- guaranteed over next 10 years. The towns of Canton, MA and Greenfield, MA have recently begun projects and more communities will follow. He recommends the Planning Board consider a Ground mounted solar array provision to the zoning bylaw to have some control on location and site planning.
 - **Discussion:** Continuation from last month. On last Tuesday, March 15, 2011. Walter proposed to re-use the Turnpike Road Industrial area. To make it a combination of Industrial and Solar area and can work together while providing electricity and attract industry to the area. Judd Wire expressed interest to get involved along with **Dion** electricity. We have to use it as an incentive to use the solar array for new businesses as well as growing existing businesses. Need to figure out a Master Plan for the site before an RFP is put out. The Burn Dump site is level and the town has money (\$200,00) set aside. Will not cover the entire cost. The Gravel Pit is 10 feet deep and has Southern exposure and new saplings growing not too much earth work that would need to be done. When doing the Greenfield Rd project happens we could take the clean fill from the Randalwood Road site and fill in the Gravel Pit at no cost.
 - **Options:**
 - a. Information for low cost option to cap the burn dump
 - b. Determine how viable the Gravel Pit is for Solar and Industrial
 - c. Overall Master Plan and what land should be reserved for Industrial vs. Solar development
 - d. Infrastructure to support these options

How do we pay for this? The Town has set aside \$104,460 from the April 2009 meeting for the Plains (Millers Falls Road Industrial Park) development site which is now not happening. We could propose to take this money and use it for the proposed Industrial Park off of Turnpike Road. This land is not in priority habitat only has vernal pools that we would have to take into consideration.

- **Motion:**
Motion by Ted Armen to propose a warrant that the town appropriate the sum of \$104,460 for the purpose of providing funding to develop a future industrial park off Turnpike Road, including pre-development and site engineering. Said money to be reappropriated from Millers Falls Road Industrial Park Fund created by Special Town Meeting 4/30/2009 Article 10. Seconded by Robert Obear. All members present voted in favor.

2. FRCOG Comprehensive Economic Development Strategy Program (CEDS) and 2011

Supplemental Project Listing:

To get CEDS money you have to be on **X**. The Plains Industrial Park is on the CEDS. New criteria have been made that it needs to meet a regional innovation cluster and creativity. Judd Wire being a partner and manufacture the wire used for the solar panel this should appeal to the Federal Government. The credit ratings are required banks and companies to ensure there are customers ready to buy the products and will survive the 10-15 contracts that are in place. Corporate owner's vs. local owners. Renewal energy credits you have to buy through the Federal Government. These ratings are: Triple B or Bond rating is needed for businesses (YCC has a double B) How many Triple B companies are in the US? The mechanism to be able to sell the electricity to people might present an issue. You have a solar field and the Town is benefiting and selling the rest back to the grid and have industry close by with no benefits. To supply the towns electricity (municipal buildings not including the high school) is 1 mega watt. The normal is 2-6 mega watt. If we build a 2 acre plot we would have to sell it back to the grid.

- **Motion:**

Motion by Robert Obear to support the Town of Montague's application for the Turnpike Road Eco-Industry Park to be included on the Franklin Regional Council of Governments Comprehensive Economic Development Strategy (CEDS) Program 2011 supplemental project listing.

Seconded by Ted Armen. All members present voted in favor

3. Revisions to Montague Subdivision Regulations:

Flood lights – Allowing it in Industrial zones with site plans to be reviewed by the Planning Board. Would not be able to deny plans if it meets the Planning Board criteria. A Special Permit gives more control of how and where it would be done. Facilities would be allowed in the Industrial/Agricultural Zones = District 2 and 4 which covers most of the town. 2 megawatts = 6 acres . Special Permit parking, circulation for service and emergency vehicles, no exterior storage, clearing of vegetation limited, maintenance, view of facility limited, erosion and sedimentation control – storm water policy and state policy, no flood lit and shielded all light 90 degree, cut of light within property lines of parcel. Design should complement existing buildings in the area, color, structure and scale of the area. The signs should comply with sign regulations. Plan should show shut down of facility and a person for emergency contact – 24hour. Power lines should be underground – new town policy. Additional conditions the PB may vary and require more.

Decommissioning – Any Solar PV has reach the end of the owner operator to remove

Fisical Assurity - Removal and disposal of waste as well as stabilization of everything

Abandonment – After 1 year of non-operation it will be considered abandoned. The town would then have the rights to remove it. (Walter to make clear what abandonment means)

Applicants to develop Solar PV show through escrow account or bond. Amount to be determined not to exceed 125% cost of removal.

Large scale ground mounted solar – structured on ground min rated 250kw direct current. Panel a cost per watt thin film technology less efficiency and lower cost. What are we guarding and concerning ourselves against? The wattage will limit the technology so we should maybe base on size of the facility as technology evolves so fast. This would limit the foot print size. Other Industrial areas in town by Special Permits review 2 acres and define the area that 2 acres would cover (maintenance building, lot, and other parts of the site). Regulation by area rather than output without review. Walter will look at the different angles on how to base approach to Solar PV rays.

4. HUD Regional Sustaining Planning Grant – 18months:

During the late summer we will be visiting 3 parts of the region to get input from the residents. Try to figure out industrial issues in the region for growth, land use, habitat, impact by rail (new stop in Greenfield), and the transportation system. On a side note: 10 trains from Amherst – Boston through Greenfield in the 1950's per day.

5. Traffic Study:

Loop Road – Engineers coming in on March 23, 2011 to meet with Walter. Planning Board and Selectboard develop strategy for Strathmore looking at that site and taking it down. (\$67,000 valuation). **Indek Bldg has to be part of that island and with Strathmore and many studies on it (panel report) in the next 6 months to a year needs to decide what to do with it. The old power plant (Antil bldg). A huge infrastructure problem with access and weight limits with all the bridges. 25,000 pounds for a dump truck un-filled. A decision needs to be made.**

*A motion was made to adjourn **X Seconded by Ted A** . All approved. Meeting closed at 7:56 PM*

Approved by: _____ Date: _____