



OFFICE OF
THE PLANNING BOARD
Brookfield, Massachusetts 01506

Planning Board Minutes
November 7, 2012
Brookfield Town Hall

Board members in attendance:

Kevin Erkkila
Daniel Leahy, Chairman
Celeste Leger
Sharon Mahoney
Lindsay Holm (alternate)

Public in attendance:

Roger Mundell, Jr
Robert Babcock
Donald O'Clair
Michael Seery

Meeting called to order by Chairman Dan Leahy at 6:40 pm.

Minutes from October 3, 2012 and October 17, 2012

Ms. Mahoney moved to approve

Ms. Leger seconded

Daniel Leahy: approved

Kevin Erkkila: approved

Celeste Leger: approved

Sharon Mahoney: approved

Public Hearing

- EPG Solar / Rob Babcock
- Mr. Babcock presented his slideshow on the EPG Solar project at the town's Transfer Station. Included in this information is a letter from Sanborn Head stating that the location is not in the 100-year flood plain.
- (PPA) Power Purchase Agreement – electricity will be generated on the site, sold to National Grid and the town will be given a credit for the energy that's created.
- Mr. Leahy mentioned the issue of the fence and transformer inverter box currently being located on the ramp near the contractor dumpsters. Mr. Babcock said he didn't think it would be a problem to change that and asked that we include it as a condition in the Planning Board's decision.
- The site will have security cameras to monitor for security and safety issues.
- Mr. Babcock asked about coordinating times for their staging needs to work with the Transfer Station's needs. Mr. Leahy let him know that the Transfer Station is open from 7-4 on Saturdays and 3-6 on Tuesdays. Mr. Babcock said they should be able to work around Tuesday hours and they won't be working on Saturday.
- The maintenance for the vegetation will be done once a year under the panels and the area outside the panels will be maintained 2-3 times a year.
- Mr. Babcock said there is the possibility for expansion in the future if it's needed.
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- Ms. Mahoney asked what kind of liability there is for the equipment if it's vandalized or damaged. Mr. Babcock said the town has no liability.
- Michael Seery asked about the test wells that are on the capped fill. Mr. Babcock said a key would be given to the appropriate people for that.
- Mr. Babcock said we will receive as-built plans after the facility is completed.
- Mr. Seery asked if they would consider taking care of the main gate to the Transfer Station. Mr. Babcock said that is not something they would be able to do.
- Mr. Babcock suggested the board contact other towns they're working with if we have any questions.
- Mr. Babcock asked if he was able to get work started before the 20-day appeal time. Mr. Leahy said he didn't feel it should be an issue to do non-construction things (plotting out rows with lasers, etc).
- Mr. Babcock reminded the Board that the DEP permit is very stringent and requested that we keep that in mind when the decision is being written.
- Mr. Babcock said that there will be project manager and the construction manager will be on site frequently along with himself or his partner, Mike Borkowski.
- Ms. Mahoney will email the decision to the Board by November 12th to be reviewed for quicker processing.
- The Board will meet on Tuesday, November 20th at 6:00 pm to review and sign the decision.
- Mr. Leahy requested a motion to close the Public Hearing
- Mr. Erkkila made a motion to close the Public Hearing.
- Ms. Mahoney seconded.
- Daniel Leahy: approved
- Kevin Erkkila: approved
- Celeste Leger: approved
- Sharon Mahoney: approved
- Public Hearing is closed at 8:22 pm

Old Business

- **Barbara & Roger Mundell / Tower Hill subdivision** – Mr. Mundell received a letter from the Worcester Registry of Deeds stating that our letter was missing some information. The letter was rewritten and signed by members in attendance.
- **Clear Creek/The Glen**
 - o Patricia Cantor/Kopelman & Paige sent an email earlier today. She suggested the Board does not rescind the subdivision.
 - o Lindsay Holm spoke with Jon Shocket/Solomon Fund this afternoon requesting he attend the meeting tonight. He was unable to attend due to personal reasons. He said he would contact Richard Chaffee to see if he could attend.
 - o Kevin Erkkila made a point that the town should not have issued building permits for the 3 houses that were built because the conditions of the Special Permit were not met.
 - o Ms. Cantor's email said that "it is not clear how the Solomon Fund is holding the funds separately to ensure that the funds are indeed being held" and that the Board "may also want to consider requesting the Solomon Fund to clarify how the funds are now being held and to consider substituting another form of security for the tri-partite agreement now that the Solomon Fund is the owner/developer."
 - o Mr. Erkkila suggested we get in touch with Mr. Shocket/Solomon Fund to touch base as to what his plans are and what's going on.



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- o Ms. Mahoney suggested we request a letter sent to Mr. Shocket from Ms. Cantor on behalf of the town.

New Business

- Donald O'Clair (11 & 13 Quaboag St)
 - o Mr. O'Clair asked how he can downsize his project on Quaboag Street. He'd like to put up a small building to use as an office for used cars and towing.
 - o Mr. Leahy let him know the Board would have to review the Special Permit that was issued.
 - o Ms. Mahoney suggested Mr. O'Clair request to be on the agenda for our next meeting. Prior to the meeting, she suggested he take a look at the Special Permit that was issued and write up a list of what he'd like to change or revise and bring them with him.
 - o Mr. O'Clair's contact information has been was given to the Board.
deboclair@yahoo.com / 508-450-0027

Correspondence/Announcements

The next Planning Board meeting will be held on December 7, 2012 at 6:30 pm at the Town Hall.

Dan Leahy called for a motion to adjourn at 8:58pm

Motion by Ms. Leger

Second by Ms. Mahoney

Daniel Leahy: approved

Kevin Erkkila: approved

Celeste Leger: approved

Sharon Mahoney: approved

Respectfully submitted,

Lindsay Holm

Planning Board Administrative Clerk