

**Shutesbury**  
**Planning Board Minutes**  
April 13, 2015

Members present: Deacon Bonnar (chair), Jeff Lacy, Steve Bressler, Jim Aaron, Ralph Armstrong (recording)

Guests: Chuck DiMare, Ellie Kurth (Amherst), Marnin Lebovits, Zarchy Schulman, Mark Olsdwski

Meeting was opened at 7:07 PM.

Reviewed Minutes from March, 2015, approved as amended.

**Presentations:**

**1. Chuck DiMare**

- a. Site Plan Review Application plan has been filed today. Property Owners: Joan Antonino, Charles DiMare and Jenna Antonino DiMare
- b. On the Site Plan Review, the Town of Amherst, is listed as an interested Party
- c. Chuck gave review of the Site Plan, looking for 2 building lots
- d. Site plan will be in affect for 2 years
- e. Planning Board will not bring the 2 year lapse provision to Annual Town meeting
- f. Proposed project will have common drive way, includes a 25 foot easement on each side of the common drive way (spelled out in the road maintenace section of the Site Plan Review)
- g. Discussed condition if the agreement falls through with Amherst, Site Plan becomes null and void
- h. Discussed which committees would get copies of the Site Plan Review for their review:
  - i. Conservation commission
  - ii. Town Counsel
  - iii. Fire Chief
  - iv. Open Space Committee

**2. Solar Energy Project Presentation**

- a. Lake Street Development, Marnin Lebovits, Zarchy Schulman
- b. Introduction to the project: Pratt Corner Road Solar Proposal

- c. Life span of the project will be about 20 years with 3 five year options/extentions, at the end of contract all equipment will be removed
- d. About 20,000 modules
- e. 6 mega watt project
- f. No concrete structures, posts driven into the ground
- g. Recommendation from the boad, keep the project impacts a minimal as possible
- h. There has been a preliminary meeting Conservation Commission

**3. Mark Olsdwski**

- a. Attempting to find trustee for project
- b. Could deed restriction be used and how to specify the duration
- c. Chapter 184 section 23 to 30, easement be written to last in perpetuity

**4. Other Issues**

- a. Town Meeting
- b. Revised Scope of Services for Visioning Process, added 6 months to working groups
  - i. Planning Boad approved Revised Scope of Services

Next meeting will be: May 18, 2015

**Meeting ended: 9:19 PM**