

Shutesbury Planning Board Meeting Minutes
June 14, 2021 Virtual Meeting Platform

Planning Board members present: Deacon Bonnar/Chair, Michael DeChiara, Robert Raymond, Linda Rotondi, Jeff Lacy, Steven Bressler, and Nathan Murphy
Staff present: Tessa Dowling/Land Use Clerk

Guests: Jim Plaza, Francis Parisi, Miriam DeFant, Melissa M., Henry Geddes, Renee Moss, Leslie Bracebridge, Penny Jaques, Don Wakoluk, May Lou Conca, Robert Seletsky, Carlos Fontes, Melinda Leachier, Eric Bacharach, Leslie Cerier, Mark Stadnicki,

Bonnar calls the meeting to order at 7:01pm.
Statement relative to conducting virtual meetings following the Governor's restrictions on public meetings is read into the record by Bonnar.

Public Comment

Murphy was elected a full member of the Planning Board at the June 12th Town Meeting. The Board offers a welcome and congratulations.

Minutes 6/2

Lacy screen shares edits to the drafted 06.02.21 meeting minutes. The board reviews the edits and corrects a mistake in the date for the previously approved meeting minutes.

At 7:07pm, DeChiara moves and Bressler seconds a motion to approve the 06.02.21 meeting minutes as amended by Lacy. Roll Call Vote: Lacy: aye, Bressler: aye, Murphy: aye, DeChiara: aye, Rotondi: aye, Raymond: aye, and Bonnar: aye; the motion carries.

Meet with Francis Parisi about extension of cell tower permit

Parisi attended the 06.02.21 meeting requesting an extension for the Vertex cell tower special permit due to COVID related delays that prevented the project. Under normal circumstances the permit would lapse at the end of two years in June 2021. Lacy spoke to Town Counsel and asked the Mass Municipal Planning list serve whether projects permits tolled under the Governor's State of Emergency automatically get extended when the State of Emergency is lifted. The answer: the permit timeline paused at the start of the State of Emergency in March 2020. This means the project has 15 more months before the lapse of the permit (September 2022).

Wheelock Solar Annual Report

The Planning Board has received a 2020 Annual Report from the Nextera, the current Wheelock operators. The Board will review the report in detail and request that a Nextera employee attend the July 12th meeting where the Board will review the conditions of the Wheelock special permit and ask questions regarding the annual report.
Jaques requests that the Board ask how Nextera measured the amount of vegetation cover on the property. She is surprised they found 90% of the ground covered in native plants. She is also

interested to have the abbreviation key to table 4 as the company short hand is not easy to interpret.

Per DeChiara, one unfulfilled condition is to give a gate key to the town fire department in cases of emergencies.

Conca asks for clarification on the amount of revenue the project generates yearly for the town. The Board recommends she ask the Financial Committee or the Assessor's Office, as the finances are not under their purview.

Fontes asks that when the Board and the Conservation Commission visit Wheelock to review the condition of the site with Nextera that they take photographs.

The Board agrees.

Wakoluk requests that the vegetation cover and plant species are estimated for the site.

DeChiara is unrecused from voting on Wheelock related issues. He has submitted the appearance of conflict and explanation of why he is no longer recused from voting to the Town Clerk and to the Chair.

Historical Commission

DeFant, as a member of the Historical Commission, explains that she sent the Planning Board documents regarding Amp's outreach letters to state Historical organizations and Native Tribes. The State has responded with letters identifying the currently known historical features on five Cows properties (features such as cellar holes and agricultural pens). The Historical Commission's research team has not visited the sites yet.

Tessa Resignation

Dowling will be leaving the position of Land Use Clerk on June 18, 2021 as she accepted a full time position with Mount Grace Land Trust.

Murphy agrees to take the meeting minutes while the town is finding a new Clerk.

Bonnar may reach out to the other previous Clerk applicant and see if they are still interested in the position.

Open Space Design Special Permit Fee Question

Mark Stadnicki attends the meeting representing Mark Wightman who is interest in submitting two special permits for Lot H-151 on Leverett Rd: An Open Space Design and a community driveway. Wightman has the Order of Resource Area Delineation permit from the Conservation Commission that maps the wetlands on Lot H-151 as is required for the Open Space Design. Stadnicki and Wightman would like to know if the special permit fee for the two projects gets combined and what that amount would be, especially as there is a per lot fee and all of the lots might not be approved.

The Board does not have a ready answer to this question as this situation has not come up before. They will talk to Town Counsel and determine an answer to the question.

Stadnicki and Wightman are close to submitting the project application.

At 8:05, Bressler moves and Raymond seconds a motion to assign Lacy the task of researching the open space development fee question and relaying the information to the Planning Board Chair, Bonnar, who will make a final decision on the question. Roll Call Vote: Bressler: aye, Lacy: aye, Murphy: aye, Rotondi:

aye, Raymond: aye, and Bonnar: aye; the motion carries. DeChiara absent as he had to leave the meeting early.

Review of Town Meeting

The new Planning Board associate member bylaw amendment was approved at the June 12th Town Meeting. The Board discusses what procedure should they put in place to notify the public that associate member seats are available.

At 8:35pm, Murphy makes and Lacy seconds a motion to solicit associate planning board members by using 1) Shutesbury town announce, 2) word of mouth, and 3) ad hoc via social media by board members (example Shutesbury Next Door). Interested community members can contact the Board at planningboard@shutesbury.org or contact the Chair, Bonnar, directly. Roll Call Vote: Bressler: aye, Lacy: aye, Murphy: aye, Rotondi: aye, Raymond: aye, and Bonnar: aye; the motion carries. DeChiara absent as he had to leave the meeting early.

The Board would like to start the process of soliciting associate members as soon as possible.

Unanticipated Business

None

At 8:41, Bressler moves and Lacy seconds a motion to adjourn the meeting. Roll Call Vote: Bressler: aye, Lacy: aye, Murphy: aye, Rotondi: aye, Raymond: aye, and Bonnar: aye; the motion carries.

Respectfully submitted,
Tessa Dowling
Land Use Clerk