Joint Public Hearing Minutes
Planning Board / Stormwater Authority
Site Plan Review & Special Permit – Solar, Kelly Way
(meeting is being recorded)

On Tuesday, November 24, 2015, the Holyoke Planning Board held a joint Public Hearing regarding a Site Plan Review for the property located on Kelly Way, submitted by SHR Energy Management, LLC. The hearing was held in the 4th Floor Conference Room, City Hall Annex, 20 Korean Veterans Plaza, Holyoke, Massachusetts at 5:00 p.m.

Attendance:

Planning Board

Mimi Panitch	Chairperson
Christian LaChapelle.....	Vice-Chairman
John Kelley	Member
Harry Montalvo	Associate

Planning Staff

Jeffrey Burkott	Principal Planner
Sharon Konstantinidis	Head Clerk

Others Present

Steven Marsden	Marsden Engineering, Inc.
Suzanne Smiley	301 Kelly Way, Girl Scouts

MIMI PANITCH at 6:49 p.m., called for a motion to open the Public Hearing. A motion was made by CHRIS LACHEPELLE and seconded by HARRY MONTALVO. The motion carried 4-0. The Public Hearing process was explained and noted that Section 7.9.2 of the City Ordinance allows solar facilities in all zoning districts.

The Stormwater Authority opened their Public Hearing and meeting (2-0-1).

STEVEN MARSDEN showed the location of the proposed Kelly Way site on the map. The proposal calls for the development of 2052 solar panels on 2 acres of a 4.3 acre parcel enclosed with a black vinyl coated fence. Development would be outside the 100 foot wetland buffer. There would be a small clearing of trees but no change in topography or earth work needed. There would be no change in drainage patterns pre and post development and a recharge trench would be installed to prevent channelization and discharge. The sidewalk and gutter line would be maintained; there would be no vehicle access except for the yearly maintenance.

YEM LIP stated that the plans as submitted and long-term maintenance agreement were acceptable. He noted that the proposed was in close proximity to the abutters and that maintaining the property was important. He requested the stormwater maintenance report be submitted twice a year. STEVEN MARSDEN replied that per the specifications of the maintenance agreement and Kelly Way bylaws, the property had to be maintained.

DAVID MOORE asked for those that wish to speak in favor or against, or to ask questions regarding Stormwater to come forward.

SUZANNE SMILLEY stated that when the Girl Scouts property was developed, the plans show that all of the drainage is received by the Girl Scout property. She wanted assurance that there would be no additional drainage to the system which would require additional sweeping. STEVEN MARSDEN replied that the site would be stabilized or the bond would not be released. Once the grass has grown there would be no erosion or migration of solids. There would be over 100 feet of ground cover prior to the Girl Scout driveway. The flow direction of the stormwater was discussed.

The Stormwater Permit was approved.

MIMI PANITCH asked for those that wish to speak in favor or against, or to ask questions regarding the Site Plan Review to come forward.

HARRY MONTALVO questioned the life span of the solar panels. STEVEN MARSDEN replied that the life span is in "perpetuity of the apocalypse".

SUZANNE SMILLEY asked how the proposed plantings, screening, and fence would look. STEVEN MARSDEN replied that there would be plantings along Kelly Way and the buffer zone; about 40-50 feet from the building and a black vinyl coated chain-link fence along the Girl Scouts property.

SUZANNE SMILLEY stated that the concern was the view from the Girl Scouts meeting rooms in the rear of the building and she asked if a green colored fence be visually more appealing. STEVEN MARSDEN replied that black tends to blend better; he would extend the 8-10 foot high arborvitaes 50 feet along the length of her building to be more visually appealing.

SUZANNE SMILLEY spoke in favor of the project noting that there were many energy alternatives on site. STEVEN MARSDEN replied that he would provide the Girl Scouts with an 11/17 flat screen TV to show a live feed of the data of carbon offsets and power that the site generates.

ANDREW CRYSTAL spoke in favor of the project noting that in addition to the zoning regulations, there were design guidelines in place for Kelly Way. Solar energy was a priority of the HG&E and he was in favor of renewable energy.

At 7:11 p.m., a motion was made by CHRIS LACHAPELLE and seconded by HARRY MONTALVO to close the Public Hearing. The motion carried 4-0.

Respectfully submitted,

Eileen Regan

Eileen Regan,
Holyoke Planning Board