

Planning Board Meeting Minutes
October 19, 2022

Present: Chair Ross Lemansky, Jean Vincent, Bill Fontaine

Zoom: Member John Smith, Associate Member Alycia Dzik

Staff Members: Planning Director Randy Benson, Administrative Assistant Jayne Garney

Not Present: Member Don Clay

Chair Ross Lemansky called the meeting to order at 7:00 p.m.

7:00 p.m. Public Hearing-(Continued) ZP Battery DevCo, LLC-Incom Way
Definitive Subdivision Plan-294 Southbridge Road (Route 169) (62-A-6&8)

Planning Director Randy Benson stated ZP Battery DevCo. has requested to be continued to the next Planning Board meeting on November 2, 2022.

Member Bill Fontaine made a motion to continue the public hearing until 11/2/2022. Jean Vincent seconded the motion. All members were in favor.

7:00 p.m. Public Hearing-ZP Battery DevCo, LLC-Special Permit Application to
Construct 2-Energy Storage Systems (ESS) (aka: Incom Way) Located at 288 and
294 Southbridge Road (Route 169) (62-A-6&8)

Chair Ross Lemansky read the public hearing notice.

Mr. Tom Corbett was present to representing ZP Battery DevCo, LLC.

Mr. Corbett stated the battery storage containers come fully assembled. He stated there are eight (8) containers proposed. He stated all wires will be underground from the street, with one pole.

Chair Ross Lemansky asked if anyone from the public would like to speak.

Ms. Laurie Degnan of Osgood Road stated Conservation stated that the containers are proposed in 100' buffer zone.

Member Bill Fontaine stated the Board is still awaiting Conservation review.

Member Jean Vincent stated she would prefer an expert to do a review on the battery storage special permits.

Member Jean Vincent made a motion to continue the public hearing to November 2, 2022. Member Bill Fontaine seconded the motion. All members were in favor.

7:40 p.m. Public Hearing-(Continued)ZP Battery DevCo, LLC-Larry's Way
Definitive Subdivision Plan-Sturbridge Road/Griffin Road (27-C-2&3)

Planning Director Randy Benson stated Mr. Corbett has requester to be continued to the next Planning Board Meeting on November 2, 2022.

Member Bill Fontaine made a motion to continue the public hearing until 11/2/2022. Member Jean Vincent seconded the motion. All members were in favor.

7:42 p.m. Public Hearing-ZP Battery DevCo, LLC-Special Permit Application-to
Construct 3 Energy Storage Systems(ESS) (aka: Larry's Way)
Located off Griffin Road (27-C-2&3)

Chair Ross Lemansky read the public hearing notice.

Senior Project Manager Tom Corbett stated there are three (3) separate inter-connected projects proposed. He stated there are eight (8) containers proposed per project. He stated there are three poles proposed, all 40' feet from the road.

Member Jean Vincent asked if there were three separate lots for the three proposed battery storage systems. Mr. Corbett stated all proposed on one-lot.

Ms. Vincent stated that totals 15MW, and the zoning bylaw states we only allow 5MW.

Chair Ross Lemansky asked if anyone from the public would like to speak.

Mr. Laurie Degnan of Osgood Road stated we allow a maximum of 5MW per Lot. She stated the intent of the By-Law needs to be followed.

Member Bill Fontaine made a motion to continue the public hearing to 11/2/2022. Member John Smith seconded the motion. Member Jean Vincent –No. All other members were in favor. (4-1) Approved to continue public hearing.

7:55 p.m. Public Hearing-ZP Battery DevCo, LLC-Porter Way Definitive Subdivision Plan-325 Worcester Road (Route 20) (38-A-4)

Chair Ross Lemansky read the public hearing notice.

Planning Director Randy Benson stated Mr. Corbett has requested to be continued to November 2, 2022.

Mr. Colin Novak from the Greater Worcester Land Trust stated a portion of land is crossing over Hayes Pond Brook. He asked if this section could be Conservation. Planning Director stated he should speak to the Conservation Department.

Ms. Laurie Degnan of Osgood Road stated health and safety is always number one.

Member Jean Vincent made a motion to continue the public hearing until 11/2/2022. Member John Smith seconded the motion. Member Jean Vincent voted no. All others were in favor. Vote-(4-1) passes to continue public hearing.

8:15 p.m. Public Hearing (Continued)-White Development Corp-Four (4) Reduced Frontage Lots Special Permit and One (1) Conforming ANR Lot

Attorney Mark Donahue gave a review of the White Development Corp Special Permit and 1 ANR Lot on Smith Road.

Planning Director Randy Benson stated the applicant can have both the Tucker Farm Definitive Subdivision and the Reduced Frontage Lots approved, but only one plan can be on file at the Worcester Registry of Deeds.

The applicant will have to rescind the Tucker Farm Definitive Subdivision Plan on file at the Worcester Registry of Deeds, if they choice to submit the Reduced Frontage Special Permit.

Member Bill Fontaine made a motion to close the public hearing. Member Jean Vincent seconded the motion. All members were in favor.

Member Bill Fontaine made a motion to approve the White Development Corp Four (4) Reduced Frontage Lots Special Permit One (1) Approval-Not-Required Lot off Smith Road with the conditions discussed. Member Jean Vincent seconded the motion. All members were in favor.

Sturbridge Road Solar Farm, LLC-N. Sturbridge Road Solar Array:

N. Sturbridge Road Solar Annual Approval Extension Request

Member Jean Vincent made a motion to approve the N. Sturbridge Road Solar Annual Approval Extension to 11/18/2023. Member Bill Fontaine seconded the motion. All members were in favor.

N. Sturbridge Road Scenic Road Special Permit Annual Extension Request

Member Bill Fontaine made a motion to approve the N. Sturbridge Road Scenic Road Special Permit Annual Extension 11/26/2023. Member Jean Vincent seconded the motion. All members were in favor.

Lunar Meadows Subdivision Annual Approval Extension

Member Jean Vincent made a motion to approve the Lunar Meadows Subdivision Annual Approval Extension to 11/3/2023. Member Bill Fontaine seconded the motion. All members were in favor.

Minutes:

October 5, 2022

Member Jean Vincent made a motion to approve the October 5, 2022 minutes as written. Member Bill Fontaine seconded the motion. Member John Smith abstained. All members were in favor. Motion approved.

Other Business-Unknown at time of posting

Planning Director Randy Benson stated he received an appeal from the abutters of Podcast, LLC. He stated it is not an official appeal, so the Planning Board will handle the appeal paperwork as a complaint.

Adjourn

Member Jean Vincent made a motion to adjourn. Member Bill Fontaine seconded the motion. All members were in favor.

Motion approved to adjourn @ 8:30 p.m.