

**TOWN OF LUDLOW PLANNING BOARD  
MINUTES OF THE MEETING OF  
April 13, 2017**

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TOWN OF LUDLOW

**PLANNING BOARD MEMBERS**

Edgar Minnie – Chairman (Present)  
Joseph Queiroga – Vice Chairman (Present)  
Christopher Coelho (Present)  
Kathleen Houle (Present)  
Raymond Phoenix (Present)

Meeting began at 7:00 p.m. in the Selectmen's Conference Room

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**RESCHEDULED PUBLIC HEARING – ZONE CHANGE – Dominic Torretti – 252 West Street (Assessors' Map 2C, Parcel 4)(Agriculture to Industrial A)**

**SEE ATTACHED MINUTES**

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**ANR – Whitetail WREKS/Armand Deslauriers – Ventura Street  
(Assessors' Map 30, Parcel 112)(divide off a conforming lot)**

*Armand Deslauriers was present for the appointment.*

Mr. Deslauriers confirmed that the ANR was submitted to cut out a piece of property up off of Ventura Street (Lot B).

*Mr. Queiroga read the ANR checklist:*

1. *Property owner's name, date of plan, and scale of plan.*
2. *A space for endorsement by the Planning Board.*
3. *The names of all abutters.*
4. *The lines of existing streets, ways, property lines, and easements. Indicate whether streets and ways are public or private.*
5. *The approximate distance from the property to the nearest street intersection, town line, or other definable physical feature.*
6. *Sufficient data to determine the location and length of every property boundary line in the new parcel and to establish these lines on the ground. Indicate the area of the new parcel.*
7. *The location of all property corner monuments and whether they were found or set.*
8. *The location, frontage, and area of the land remaining in the original parcel after establishing the new parcel.*
9. *The north arrow for bearing system used on the plan and whether it is*

*true, magnetic, or assumed north.*

10. *The location of all existing buildings and the distance from the existing buildings to the new property lines.*
11. *If a building lot is intended, the frontage requirement at the setback line must be shown.*

SUBMISSION: Two (2) Mylar's plus four (4) sets of prints (dark line on white background) shall be submitted to the Board for endorsement.

Mr. Phoenix made a **MOTION** in the standard form to endorse the ANR.

**SECOND** Mr. Coelho.

**5-0 in Favor.**

*Documents included: Master application; Plan of Land – Ventura Street Ludlow Mass., owned by Whitetail WREKS, LLC (March 21, 2017)*

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**CONTINUED PUBLIC HEARING – SITE PLAN – Eversource Energy, Attn: William Blanchard – 0 Chapin Street (Assessors' Map 27, Parcel 40)  
(build a 2-megawatt (MW) solar facility)**

**SEE ATTACHED MINUTES**

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**ANR – Kevin Lauer – 38 Andrew Street (Assessors' Map 11, Parcel 11A)  
(combine two parcels into one for purpose of building permit)**

*Kevin Lauer was present for the appointment.*

Mr. Lauer stated that the ANR was submitted to combine 2 parcels into one for the purpose of a building permit for a home addition.

*Mr. Phoenix read the ANR checklist:*

1. *Property owner's name, date of plan, and scale of plan.*
2. *A space for endorsement by the Planning Board.*
3. *The names of all abutters.*
4. *The lines of existing streets, ways, property lines, and easements. Indicate whether streets and ways are public or private.*
5. *The approximate distance from the property to the nearest street intersection, town line, or other definable physical feature.*
6. *Sufficient data to determine the location and length of every property boundary line in the new parcel and to establish these lines on the ground.*

*Indicate the area of the new parcel.*

7. *The location of all property corner monuments and whether they were found or set.*
8. *The location, frontage, and area of the land remaining in the original parcel after establishing the new parcel.*
9. *The north arrow for bearing system used on the plan and whether it is true, magnetic, or assumed north.*
10. *The location of all existing buildings and the distance from the existing buildings to the new property lines.*
11. *If a building lot is intended, the frontage requirement at the setback line must be shown.*

SUBMISSION: Two (2) Mylar's plus four (4) sets of prints (dark line on white background) shall be submitted to the Board for endorsement.

Mr. Phoenix **MOVED** to endorse the ANR in the standard form.

**SECOND** Mr. Coelho.

**5-0 in Favor.**

*Documents included: Master application; Plan of Land in the Town of Ludlow, Massachusetts, Hampden County – Prepared for Kevin E. Lauer (04/04/2017)*

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#### **Re-appoint John Pedro as Associate Member to Planning Board (mail item #24 included)**

**Mail Item #24. Letter from John Pedro re: re-appointment as Associate Member to Planning Board**

Mr. Phoenix **MOVED** to re-appoint John Pedro as the Associate Member of the Planning Board  
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Mr. Coelho: **SECOND**, sorry.

**5-0 in Favor.**

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#### **Sign Site Plans for 190-194 East Street (mail item #26 included)**

**Mail Item #26. Letter from Ahmad Amin re: change of location at 194 East Street to 192 East Street**

Mr. Stefancik noted that they changed their location of the convenience store to 192 East Street (due to the fact that a walk-in cooler couldn't be installed at the 194 location).

Mr. Queiroga **MOVED** to sign the site plan for, is it 194?

Mr. Minnie: 190-194.

Mr. Stefancik: 190-194.

Mr. Queiroga: Yes.

Mr. Phoenix: Discussion?

Mr. Minnie: SECOND for discussion, Raymond.

Mr. Phoenix: I just want to make sure that we have that letter attached to the file, and I'd also like us to make a finding, basically as the Chairman said, that it's a zero sum with the change.

Mr. Queiroga: **SO MOVED.**

Mr. Minnie: Ray, would you RE-SECOND it?

Mr. Phoenix: Sure.

**5-0 in Favor.**

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#### **File Mail Item #25 - Reorganization of Town Boards / Commissions**

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#### **File Mail Item #27 - Mortgagee's sale of real estate – 185 Miller Street – Country Bank for Savings v. George E. Dupuis**

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#### **File Mail Item #28 - Violation letter from Dept. of Inspectional Services re: Gillespie Car Care – 407 West Street**

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The letter stated that Gillespie Car Care is in violation of their Change of Occupancy and Site Plan, filed with the Planning Board, which states that there is to be a maximum of 15 cars at all times.

Mr. Stefancik remarked that the issues are being corrected. He also noted that he believes that the Board of Selectmen revoked his used car license last year. Mr. Stefancik said that the site plan on file is for both used car sales and car repairs.

Mr. Phoenix requested that the discussion be continued at the next meeting.

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#### **File Mail Item #29 - Objection to Special Permit - from Paul & Elena Marion to Ludlow Board of Appeals – 0 Cedar Street**

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**File Mail Item #30 - Final Environmental Impact Statement for the KC-46 A MOB 3 Beddown**

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***Consent Agenda:***

*The Board approved the Consent Agenda under unanimous consent.*

- ♦ APPROVE/SIGN Minutes of March 23, 2017
  - ♦ FILE Mail Item 31 - Legal Notices from surrounding communities
  - ♦ APPROVE/SIGN Bills – D. Stefancik (travel expenses)
- =====

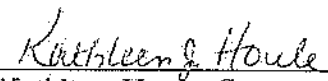
Mr. Phoenix **MOVED** to adjourn.

Mr. Minnie: Is there any other questions or comments from the Board Members? And hearing nothing, I'll entertain a MOTION to adjourn.

Ms. Houle: **SO MOVED.**  
**SECOND** Mr. Coelho.  
**5-0 in Favor.**

Meeting adjourned at 8:08 p.m.

**APPROVED:**

  
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Kathleen Houle, Secretary

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(All related documents can be viewed at the Planning Board Office during regular business hours.)



**TOWN OF LUDLOW PLANNING BOARD  
RESCHEDULED PUBLIC HEARING – ZONE CHANGE  
252 West Street (Assessors' Map 2C, Parcel 4)  
Dominic Torretti  
(Agriculture to Industrial A)  
April 13, 2017**

**PLANNING BOARD MEMBERS**

Edgar Minnie - Chairman (Present)  
Joseph Queiroga – Vice Chairman (Present)  
Christopher Coelho (Present)  
Kathleen Houle (Present)  
Raymond Phoenix (Present)

*Hearing began at 7:00 p.m. in the Selectmen's Conference Room.*

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*In attendance: Dominic Torretti, attendees*

Mr. Minnie gave Mr. Torretti a copy of the invoice from Turley Publications, reviewed the application, and read the legal notice which included the description of: Zone change requested from Agriculture to Industrial A. Reason for Requested Change: Change zoning to allow addition of building.

Mr. Minnie: So would you like to tell us about, a little bit, what you'd like to do?

Mr. Torretti: Well, the reason for the change is that the existing zoning only allows me to go, I think, 50% of the building I have now, if I wanted to put an addition on. And unfortunately, in the business I'm in, I, excuse me, I can't leave trucks outside during the winter. It's getting harder and harder to operate. I've got three pumper trucks, nine employees, eight live in Ludlow, and we just can't leave them out in December, November, January, February. Part of our business now is getting bigger where we're going into condominiums, like Life Care in Wilbraham, you know, Quail Hollow over in Agawam, school systems, Wilbraham and Hampden. One truck ready to go doesn't cut it in this business when you're going out and pumping, sometimes, 30,000 gallons. So, you know, I need, my trucks hold 5,000 gallons each. And, like, just recently at Quail Hollow, we were there all night long. We were pumping, their pumps were down. A lot of these places, they're on sewer, but they're below grade ...

Mr. Minnie: Right.

Mr. Torretti: ...and they got to pump up to the sewers. And when those pumps go down, you know, some of the holding tanks are 20,000 gallons, and you know, you send one guy out, he's out there all night long. If he gets there at 6:00, he's there till 4:00 in the morning. And I can't send a second truck because everything's frozen inside. So, I need to get a bigger building where I can get some equipment indoors.

Mr. Minnie: So, we're on 5.4 acres of land ...

Mr. Torretti: Yeah.

Mr. Minnie: ...and it's 159 feet wide by 1,870 feet deep, so over 5 acres wouldn't be spot zoning. There is some industrial in your neighborhood. What is to the north and south of you on each side? Because I know where your building is.

Mr. Torretti: North of me would be two residential houses, and then that would be the commercial business over there that got the zone change, the trucking company.

Mr. Minnie: Right.

Mr. Torretti: And south of me would be the pallet company...

Mr. Minnie: Ok.

Mr. Torretti: ...and then the auto body.

Mr. Minnie: Ok.

Mr. Queiroga: Larry's ---.

Mr. Torretti: Larry's yeah, I see it's for sale, yup.

Mr. Minnie: Alright, so it's definitely mixed use over there, and a lot of preexisting nonconforming. And how long have you been over there?

Mr. Torretti: I've been there about 22 years. I've been in business in Ludlow for 47, and I just, I don't want to, I can't find a place in Ludlow, I mean, there's no buildings like what I need, I mean. And I hate to, I don't want to go to Springfield or Chicopee.

Mr. Minnie: How many square foot building do you have now Dominic?

Mr. Torretti: The garage itself is 48 by 24, but then I have a very small office for the secretary, a full time secretary, and of course I got to probably increase that size also.

Mr. Minnie: So it would be your intention to put a building big enough to put everything inside?

Mr. Torretti: Well at least all the pumper trucks and maybe one other truck that where if we have to do some maintenance. Right now if I brought any kind of a truck in for maintenance, and it took more than a day, ---, those pumper trucks got to be outside. And then it, it takes two hours to defrost it...

Mr. Minnie: Right.

Mr. Torretti: ...ok, with propane heaters.

Mr. Minnie: Ok, are there any comments or questions from the Board Members?

Mr. Phoenix: A couple things.



Mr. Minnie: Mr. Phoenix.

Mr. Phoenix: Just for anyone that isn't aware of the process, looking for the zone change would be looking for us to make a recommendation to Town Meeting on whether or not to approve the zone change. The changes to the building and everything that we're hearing a little bit about, that would be coming in on an application for a site plan, if that were to be coming down the line. And that's when we'd be able to decide on that. As far as the question tonight, it's nice to have some background as far as what's looking to happen on the property, but the reality is, we need to look at it as the existing zoning and all the uses that are allowed there versus the proposed zoning and all of the uses that would be allowed there. Because the zoning's gonna stay, very likely, long after the business that's there is gonna be gone. So, that's...

Mr. Minnie: And he's a preexisting nonconforming industrial use.

Mr. Phoenix: Yeah. So, I mean, it's, I just wanted to make sure that's out there so the people know what's going on.

Mr. Minnie: Is there anybody here from the neighborhood tonight? And if you'd like to speak, we'd be happy to listen and hear what you have to say. Please stand and state your name when I call on you. Who would like to go first? Yes sir.

Mr. Roberts: My name's Richard Roberts, and I live at 262 West Street, which is his neighbor.

Mr. Minnie: To which way?

Mr. Roberts: To the north.

Mr. Minnie: Ok.

Mr. Roberts: So, I'm the second residence over. My father's parcel abuts his. It goes way back. I'm also representing our family for my father's estate. He passed away last year. My sister, who's the executor, she could not make it tonight, so I'm, kind of,...

Mr. Minnie: Sure.

Mr. Roberts: ...speaking on ---.

Mr. Minnie: Ok.

Mr. Roberts: It is our intent to want to keep the zoning as agricultural. That's basically it. So, -- add to that. I certainly feel for him, but like you said, this is a permanent thing. If you make this change, it can impact us a lot of the ways --- too happy about. So, that's basically all I have to say.

Mr. Minnie: Ok, thank you. Samie? Ok. Anybody else on the zone change tonight?

Mr. Coelho: I'm having trouble knowing where this is in relation to the Town.

Mr. Minnie: Ok, so, right here is the pallet shop, and that's zoned industrial. You've got...

Mr. Coelho: So, the pallet shop's directly adjacent and it's zoned industrial?

Mr. Minnie: Yeah, and then you've got the, I'll be all right, what's to the south of you?

Mr. Torretti: South of me would be the auto body shop ---.

Mr. Minnie: The auto body shop, yeah.

Mr. Coelho: So, this is closer to the Indian Orchard line than it is to the, ok, that's kind of what I was...

Ms. Houle: Between West Avenue and Holyoke Street.

Mr. Coelho: Ok, alright.

Mr. Stefancik: Down from Midwoods Dairy Bar.

Mr. Minnie: Most of these properties are very deep, and they're bisected by the power lines.

Mr. Coelho: Yeah, I see that.

Mr. Torretti: Yeah, about 1,000 feet from the road, the power lines.

Mr. Minnie: Ok, are there any other comments or questions from any of the Board Members?

Mr. Queiroga: Dominic, you went to the Building Inspector to get any, to get what they would or would not allow?

Mr. Torretti: No, I haven't. I was told this was the first stepping stone, the Planning Board.

Mr. Minnie: Well, he could come in under preexisting nonconforming and do an addition, I mean, and you know, but I think what he's looking to do, and I don't want to put words in your mouth, is just make it, just a straight shot, and then come in under site plan. And so, what Ray was referring to is, right now you're preexisting nonconforming, you're working over there, you can work 24 hours a day, 7 days a week, around the clock. If you came in under the, if you got a zone change and you came in under a site plan, your hours could be regulated or different things would be regulated. You would now have to keep different setbacks and different things. So, certain things can happen with the current zoning you have, certain things can happen without it. Is this a regular agricultural, or this is moderate density overlay?

Mr. Stefancik: Just regular.

Mr. Minnie: Just regular ---.

Mr. Phoenix: Do we actually have a copy of the zoning map handy?

Mr. Minnie: Yup, right here Ray.

Mr. Phoenix: 'Cause when I was looking at this online today, all that was on there was the Assessors' Map, which I can pull up on the GIS anyway.

(side conversation between Mr. Queiroga and Mr. Phoenix)

Mr. Minnie: This may help you more Ray, here's a...

Mr. Phoenix: No, I can picture it top down. It's just, I wanted to see the way that the actual zoning is on the ground.

Mr. Queiroga: ---

Mr. Phoenix: That's Res A. So you've got Res A going around the loop, you've got Business A down on the corner, and then you've got the one operation, basically, that's Industrial, and then everything else is, and Residential across ---.

Mr. Queiroga: Who informed you, you couldn't put an addition bigger than, more than 50%?

Mr. Torretti: I was told that several years back, way before this inspector here, that because it was nonconforming at the time, they said I could only build it up 50% of the existing building, the addition could only be 50%, and hell, that's a pickup truck. I would just like to say that, you know, the business actually isn't changing, you know, as far as trucks going in and out. It's gonna be the same, you know.

Mr. Phoenix: As far as your business, if the trucks are gonna be inside versus outside. It cleans up the property for the neighbors, that sort of thing.

Mr. Torretti: Yeah.

Mr. Phoenix: I'm just trying to look at what we've actually got for zoning on the ground, and what could happen. But, I think the description that you're giving, of what you're looking to do, I think, is perfectly suitable for what you're asking for.

Mr. Minnie: Ok, so we're gonna take a vote here tonight for a recommendation. What we recommend tonight, neither is binding on the town or anything, and the actual vote is at the Town Meeting floor, and so...

Mr. Torretti: It's later in the fall?

Mr. Minnie: No, that's May, is it May 5<sup>th</sup>?

Mr. Stefancik: May 8<sup>th</sup>.

Mr. Minnie: May 8<sup>th</sup>, at Town Meeting floor, and so that is where you will or won't get your zone change.

Mr. Torretti: Ok.

Mr. Minnie: Any other comments?

Mr. Phoenix: I would just say as far as hours of operation, 'cause you mentioned that, that sort of thing, unless you're looking at this under the Special Permit, we really can't say too, too much

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about it. But, bringing it in, trying to get it more conforming, I think, is certainly in the ball park of what we're ---.

Mr. Minnie: I mean, it's an existing industrial use now, and it has been for 40 or 50 years. What is the, geez, I'll be alright, what is the, I'm not gonna come up with it. Sorry about that. I'm a little punchy. I've had the flu over a week, so.

Mr. Phoenix: But as far as coming in under Site Plan, we'd be looking at everything from number of employees, parking, where snow would be stored, signage.

Mr. Minnie: I remember what I wanted now, the 50% thing now goes to Board of Appeals, Doug?

Mr. Stefancik: It is, but I think it's just one 25%.

Mr. Phoenix: It's one 25...

Mr. Minnie: It's one 25%.

Mr. Stefancik: Anything above is, yeah, only one 25%. It would have to be, go to the Zoning Board of Appeals.

Mr. Minnie: Ok.

Mr. Phoenix: And if somebody comes in and does 5%, they can't come back in for the other 20, they're done.

Mr. Minnie: Understood, ok.

Mr. Stefancik: Actually, this is in the Agricultural Moderate Density District, but it's only half the property, more towards the half, and into the rear of the property is Agricultural Moderate Density. But, this is a general industrial purpose. That's not allowed in the Agricultural Moderate Density.

Mr. Minnie: So, what portion is Moderate Density Overlay?

Mr. Stefancik: The rear, say like, go into the middle of the property, and then into the rear.

Mr. Phoenix: Probably from like the easement back, or?

Mr. Stefancik: All the front, the front is just agriculture up front.

Mr. Minnie: Oh, ok. So, what's marked in red here is what?

Mr. Stefancik: The Agricultural Moderate Density District.

Mr. Minnie: So that's the front of the property that's in Agricultural Moderate Density?

Mr. Stefancik: No, the rear of the property. The slashed, all the red...

Mr. Minnie: All the red is...

Mr. Stefancik: ...all the red is...

Mr. Minnie: That's showing the front.

Mr. Stefancik: No.

Mr. Minnie: There's the street, that's the front.

Mr. Phoenix: Well, one way or another, it's half and half.

Ms. Houle: You're looking at the wrong parcel.

Mr. Stefancik: This is Scotts Corner here.

Mr. Minnie: Oh, I'm sorry. Ok.

Mr. Stefancik: This is the front of the property, the rear.

Mr. Minnie: Ok, thank you.

Mr. Phoenix: If you're looking to rezone it, then it's gonna not make any difference anyways.

Mr. Minnie: Ok, well we're already way past our time.

Mr. Phoenix: I guess I'd just say that for me, I think I'm comfortable with seeing it come in under site plan review, going at it from that end at this point. I think under the circumstances, it should be satisfactory. That'll give us control of what's going on there, and we can handle it from there.

Mr. Minnie: Any other comments or questions from the Board Members? Hearing nothing, can somebody give me a motion please?

Mr. Phoenix: I'll **MOVE** to recommend approval to Town Meeting.

**SECOND** Mr. Coelho.

**5-0 in Favor.**

**Roll call vote:** Mr. Phoenix – yes; Mr. Queiroga – yes; Mr. Coelho - yes; Ms. Houle – yes; Mr. Minnie – yes.

Mr. Minnie: And do we have a **MOTION** to close the public hearing?

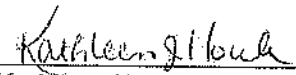
Ms. Houle: **SO MOVED.**

**SECOND** Mr. Phoenix.

**5-0 in Favor.**

*Hearing ended at 7:17 p.m.*

APPROVED:

  
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Kathleen Houle, Secretary

su.

Documents: Master application; abutters list; Mail Item #15 – Receipt of petition for Zone Change – 252 West Street – from Ludlow Board of Selectmen, Ellie Villano, Town Administrator; Assessors' Map 2C.

*(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).*

**TOWN OF LUDLOW PLANNING BOARD  
CONTINUED PUBLIC HEARING – SITE PLAN  
Eversource Energy, Attn: William Blanchard  
0 Chapin Street (Assessors' Map 27, Parcel 40)  
(build a 2-megawatt (MW) solar facility)  
April 13, 2017**

**PLANNING BOARD MEMBERS**

Edgar Minnie - Chairman (Present)  
Joseph Queiroga – Vice Chairman (Present)  
Christopher Coelho (Present)  
Kathleen Houle (Present)  
Raymond Phoenix (Present)

*Hearing began at 7:21 p.m. in the Selectmen's Conference Room.*

*This hearing was continued from March 30, 2017.*

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*In attendance: Michael Gagnon – Milone & MacBroom, Amy Voisine-Shea - Eversource, William Blanchard – Eversource, Alex Roth – Burns & McDonnell, attendees,*

Mr. Minnie: If you would please reintroduce yourselves again tonight?

Mr. Gagnon: Sure, Michael Gagnon, Milone & MacBroom.

Ms. Voisine-Shea: Amy Voisine-Shea, Senior Environmental Specialist at Eversource.

Mr. Blanchard: William Blanchard, Project Manager, Eversource Energy.

Mr. Minnie: Was it Wayne?

Mr. Blanchard: Bill.

Mr. Minnie: I'm sorry Bill.

Mr. Blanchard: That's ok.

Mr. Minnie: So, at the last meeting, we went over a list of things that we needed and wanted in addition to some things that were left out, and then you responded in writing, so we're gonna go over your response. *Updated April 13, 2017, Dear Doug, On behalf of Eversource, is pleased to submit the revised site plans, etcetera, etcetera, per the large scale ground mounted photovoltaic systems in Ludlow. 1. Revised site plans – Eversource Solar Site 72 – Revision No. 3 – April 13, 2017. Plans are revised with an updated planting plan and property information based on the boundary survey. 2. Signed and sealed Boundary Survey Plan – Plan of Land in Ludlow, MA, prepared for Western Mass Electric, by Sherman and Frydryk, April 10<sup>th</sup>. 3.*

*Documentation of the major system components to be used per Section 6.10.4 (a). Documentation showing the construction of the modules. 4. Contact information for the proposed system installer per Section 6.10.4 (b). System installer contact information is as listed, which is Conti Enterprises in New Jersey. 5. One- or three-lined electrical diagrams detailing the PV system per 6.10.4 (g). A one lined diagram for the proposed solar facility is attached. 6. Proof of liability insurance per 6.10.4 (k). A certificate of liability insurance for the system installer is enclosed. Page 2, Relative to compliance with Section 6.10.6 Safety and Environmental Standards, (a) Emergency Services, we contacted the Ludlow Fire Department to obtain any required information with respect to an emergency response plan. Captain Ryan Pease replied in a recent email that the Ludlow Fire Department does not have any issues with the project and merely requested to have emergency contact information posted on all the gates to the facility. Please do not hesitate to contact me. Michael Gagnon. It's your ball.*

Mr. Gagnon: Ok, so basically, as was outlined in the letter, I thought maybe what I would do was just go through, I mean, obviously, I think we provided the information that was requested at the last meeting. I think the most significant item that was completed is the boundary survey. That is actually in the last sheet of the plan set. Consequently, as a result of the boundary survey, we also updated the property lines and abutter information as well --- drawings throughout the set. So, that's probably the noteworthy changes in regards to that. In addition to that, and I refer to --- that we've got at the front of the room, and likewise as shown on Sheet LA-1.

Mr. Minnie: Can you go up and point as you explain?

Mr. Gagnon: Sure.

Mr. Minnie: --- changed on the drawings.

Mr. Gagnon: So, you know, as requested from what we heard, is we added a row of plantings along the rear of the residents here, on Americo Street. In addition to that, we also modified the plantings along the front of the fence to the facility here. You know, again, being sensitive to the overhead power lines, and you know, we want to select something that's obviously gonna survive in the area too. I think the other thing that we did is we took a look at, I believe, on the previous plan there were a few openings that were here, and we basically tightened up the density of the shrubs. Again, one of the things that we're sensitive to, in a wooded environment, is the survivability of the plantings. What happens is if they're overly crowded, or if we try to plant these trees in really densely shaded areas, they're just not gonna survive because there is no sunlight. So, you know, again, being sensitive to that as well. Referring to ...

Mr. Condon: Can you define the trees. You're talking about trees. Can you ...

Mr. Minnie: Sir, you have to address him through me. So, I'll give you guys a chance to speak.

Mr. Condon: Ok.

Mr. Minnie: We have to keep up with the rules though, that's all. Go ahead Michael, keep going.

Mr. Gagnon: Yup. So, you know, that's the gist of the changes in regards to the plantings. On Sheet LA-1, I would like to just point out a couple of modifications that we did, that we heard at the previous hearing as well. Right here at the front entrance of the facility, we essentially

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labeled that to accommodate one parking space for one maintenance vehicle, like I believe that was requested at the last meeting. In addition to that, we have called for the location of the lockbox as well as the emergency contact information signage. The wording on that signage is to be determined based upon the appropriate context that Eversource would like to delegate for that purpose. And that is actually gonna be located, again per request of the Fire Chief, right next to the main entrance to the facility, as he had pointed out in his email correspondence is that they wanted that at all of the gates to the facility. In this case, we only have one gate, so there it is. Again, as provided in the cover letter, and I'm not gonna go through it in a lot of detail, but, you know, there's a good amount of electrical information as well as the one line drawings in the package. And then last, and I'll let Amy take over, is Eversource had a one on one meeting with a few of the abutters a few days ago.

Mr. Minnie: Did we get the planting schedule changed to the taller plants as we requested?

Mr. Gagnon: That is actually, any of the changes in terms of the actual plantings, is in the revised plant list.

Mr. Minnie: Which page?

Mr. Gagnon: LD.

Mr. Minnie: Thank you.

Mr. Gagnon: Oh, a couple of other things. If I may just interject here, as, again as requested at the last meeting, the stormwater management basins are specified in the construction sequence to be constructed as soon as the site is cleared, so that those facilities will be able to receive stormwater runoff. In the planting notes, we added a clause relative to the maintenance of the plants as requested, and that was provided by Doug.

Mr. Minnie: I'm gonna read that, item #12. Landscaping will be kept and maintained for screening purposes in perpetuity by Eversource and/or its successors so long as the solar array is located on this site. Maintenance will include the replacement of any dead, dying trees, or planting of additional trees to fill in spaces.

Ms. Voisine-Shea: Just to mention that Eversource, Alex and I, from Burns and McDonnell, met with some of the abutters last Friday. We met with six of them along Americo, one on Hill Terrace, and, unfortunately, we weren't able to get anybody from Reynolds to be there during that time. Although we reached out, we just didn't get responses back.

Mr. Minnie: Sure.

Ms. Voisine-Shea: And most of the people agreed to, on the Americo side, they --- the plants as far back towards the right of way as they could. Most of them wanted just sort of a straight line. Some of them wanted a more natural, kind of, look. So, we'll work with them individually, but just for representation, we, kind of, drew it as a somewhat straight line. There are some areas along that line that are more densely naturally forested already, so even though it was drawn as a straight line, there may be some spaces where, you know, we're not gonna take down a tree to plant a tree. That doesn't really make any sense. So, there may be some holes here and there because there's natural vegetation there, because otherwise the tree would die if it's shaded, it's not gonna grow, so.

Mr. Minnie: Ok.

Ms. Voisine-Shea: And some people did not want, I think it's Mr. Turcotte, did not want any. So, that's kind of why we stopped there, 'cause he's further down and he likes what he has.

Mr. Minnie: Sure, ok. Alright, I'm gonna open it up to the floor again. So, would anybody who has a question please stand, state your name and address. Sir?

Mr. Condon: Matthew Condon, 37 Americo Street. A couple questions, what type of shrubbery or trees are you talking about? What height? How far apart are they gonna be planted? That's my first question.

Ms. Voisine-Shea: I think they're planted at eight feet height, right? Is that ---?

Mr. Gagnon: Yes, so, basically, these are all, they're gonna be a combination of firs, frasier fir, white fir, and then also eastern red --- cedar, basically a mix of different species in there. At the time of planting, they'll be approximately eight feet high. At maturity, they can get significantly more than that. The planted diameter really varies, but at maturity they can get up to 25 feet in diameter. We have actually shown them about 12 to 13 foot spacing recognizing that, you know, they'll actually fill in and overlap each other. So, when they're actually planted, there'll be minimal spacing between the plantings.

Mr. Condon: What will that minimum be, 12 to 13 feet?

Mr. Gagnon: Well, that's the...

Ms. Voisine-Shea: ---

Mr. Gagnon: That's the actual space, center to center spacing.

Ms. Voisine-Shea: The trunk of each tree is about 12 feet apart, is what you're saying?

Mr. Gagnon: Right.

Ms. Voisine-Shea: The trunks will be 12 feet apart. But they grow to be 25 feet wide. If you make them too close together, they're gonna die, yeah.

Mr. Minnie: If you put them too close, they die.

Ms. Voisine-Shea: They're gonna die, so.

Mr. Minnie: I have some of these similar trees planted for screening on my farm, and the first year or two they were a little slow, and then all of a sudden they just take off.

(multiple people talking)

Mr. Coelho: Are they 12 feet on each line of the zigzag, you know what I'm saying, or is it 12 feet from the?

Ms. Voisine-Shea: From the center.

Mr. Coelho: Center to center.

Ms. Voisine-Shea: Center to center, so --- 4 feet.

Mr. Coelho: So it's actually 6 on the zigzags? ---

Ms. Voisine-Shea: On the zigzags, gotcha. If you don't, yeah, some people want a straight line though, so, you know. I think that's what we, everybody kind of wants something different. Some people want the green wall, and some people want more, a more natural feel, so. We want them to survive for you, 'cause then we start over. You know what I mean? If it dies after two years, we have to replant it.

Mr. Condon: And the names of them are, might be?

Mr. Gagnon: Frasier fir, and bear with me, I'm not a landscape architect, Frasier fir, white fir, and an eastern red cedar. And then we actually have, we do have some holly --- along the front.

Mr. Minnie: --- along the front.

Mr. Condon: Is that just one row on the Americo Street side?

Ms. Voisine-Shea: Yes.

Mr. Condon: No, not there, on the unit.

Mr. Gagnon: Yes.

Mr. Condon: I thought it was gonna be a double row.

Ms. Voisine-Shea: --- there's more value in taking that row and putting it closer to your properties, than having it 200 feet away. That's where you get your privacy from.

Mr. Minnie: ---

Ms. Voisine-Shea: And, honestly, when those trees go in, it'll kind of, you're not gonna see them.

Mr. Minnie: In a few years when those trees grow in, you're gonna have a wall of green 15 to 20 feet deep. As they grow into each other, and then they go up, it's gonna look like a wall of evergreen.

Mr. Condon: Yeah.

Mr. Gagnon: One of the other things we were sensitive to in placing this row, you will notice here, there is a couple of dashed lines. That actually represents the 250 wide WMECO easement for the transmission line. And under their maintenance agreement, they can actually clear that area for the purposes of the power, you know, maintaining the power lines. So, we were trying

to, kind of, utilize this little corridor between the rear property lines and the edge of that easement, you know, recognizing, that we are out of their clear zone area, but, so.

Mr. Minnie: So what he's explaining to you folks, the original right of way gives them a right to be 250 feet cut down to the bare earth with grass, and they're not that wide there. And so --- encroach, so you get a little more privacy.

Mr. Gagnon: So, this little strip varies in width up to the north from the edge of the easement to the back property line is about 50 feet, and then it actually narrows down right at the southwest corner to about 30 feet wide. So, that was kind of the area that we were utilizing for the new --- plantings.

Mr. Condon: Second question.

Mr. Minnie: Sure.

Mr. Condon: We were told that if we had any dead or dying trees on your property that we could mark them and they would be taken down. So, I marked a tree with a couple of white x's, painted, facing the solar farm.

Mr. Gagnon: Ok.

Mr. Condon: And I marked one for Mrs. Lopes as well, my next door neighbor.

Mr. Minnie: I think, you know, having worked with these people on my property, where they went by, they were fabulous.

Mr. Condon: Yeah.

Mr. Minnie: And they actually, they just took down another tree for us that was not even in relation to the project, but there was a tree that impinging on my house, and it was on your right of way, and I got a quote of \$7,000 to take it down, and I called, and they took it down for free. So, the power company's pretty reasonable on things like this. And they're gonna be in there clearing trees.

Ms. Voisine-Shea: Yeah.

Mr. Minnie: So, the time to get those trees cut is when you see those gentleman over there, flag them down while they're cutting. It's easier to do it sooner than later.

Mr. Condon: I've got two white x's.

Ms. Voisine-Shea: So you have two and Mrs. Lopes has one? I think she showed us them.

Mr. Condon: I have one tree.

Ms. Voisine-Shea: You have one tree and she has one tree.

Mr. Condon: I think I put 2 x's on hers, too.

Ms. Voisine-Shea: Ok.

Mr. Blanchard: Ok.

Mr. Condon: White.

Mr. Minnie: Are there any other questions or comments from the gallery tonight? Please stand and state your name.

Mr. Silva: Manny Silva. I'm actually a direct abutter. I have a piece of land that abuts right up there. For what God's reason, I don't know why we have it, but we do. It's landlocked, and it's right on, straight up.

Mr. Minnie: Yup.

Mr. Silva: As far as the visual from the abutters and mainly, I guess, it's Reynolds and Americo that will be seeing. Do they have actual visual to this farm ---?

Mr. Condon: Oh yeah.

Mr. Silva: They're actually gonna see, and the reflection, are they actually gonna have reflections that going to affect their?

Mr. Minnie: Well, we covered that at, the reflections at the last meeting.

Mr. Silva: And I apologize for not being at the last meeting. I was away and I wanted to come.

Mr. Minnie: Ok, sure.

Mr. Silva: So, that was one of the questions that I had.

Mr. Minnie: Some people are gonna see this more than others, and they've been working with the abutters to try to mitigate everything the best they can. We had a site visit out there. We had another little meeting at the Fish & Game Club, and sort of a community little neighborhood thing, got together and figured out what would be best for the neighborhood. That's how that row of trees got moved, and some other things got changed around. And they tightened up, like the corner over here between Hill and Reynolds Street, now there's more trees in the corner than there were originally before, because that was the most exposed. The house over there was the most exposed.

Mr. Silva: You know, is it gonna be totally sealed off so that nobody can walk up there.

Mr. Minnie: Yes, it's fenced.

Mr. Silva: I mean, we're talking about even the abutters, they're not gonna be able to walk through so that the whole thing's gonna be sealed off?

Mr. Minnie: It's like any other solar, it's somebody else's property, they're fencing it. But, we were discussing that it probably will be less things going on over there because you can't hunt it anymore 'cause it's fenced. And so, there'll probably be less things going on there once the  
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solar field's there, than was before, because I'm sure people were hunting that for pheasant and for deer and that type of thing.

Mr. Silva: And now my best question of all, taxes. What benefits is the Town of Ludlow gonna get on this project as far as taxes go?

Mr. Gagnon: That I can't, I would have to ---

Mr. Blanchard: Well, the biggest tax advantage in town will be the personal property taxes that we'll be paying there.

Ms. Voisine-Shea: ---

Mr. Silva: Are you saying that you're, you are willing or you are going to pay property, personal property taxes to the Town of Ludlow on solar?

Mr. Blanchard: Yes sir.

Ms. Voisine-Shea: Yup.

Mr. Silva: Even though the decision has come through that solar farms are exempt,

Ms. Voisine-Shea: We pay personal property tax.

Mr. Blanchard: Solar farms are exempt from?

Mr. Silva: So, what I'm asking is, is Eversource willing to come to the table, and possibly come up with a plan, or a pilot program that you will be paying a certain amount of monies to the Town of Ludlow to have this farm up there.

Mr. Minnie: I can answer that, which is, it's beyond the scope of the Planning Board.

Mr. Silva: No, no, no, I understand it's beyond the scope of the Planning Board.

Mr. Minnie: I would be thrilled for them to pay twice the taxes that they should because...

Mr. Silva: No, no, no, no.

Mr. Minnie: ...it would make my life a little easier, and I have no problem asking them to do so, and referring it to the appropriate board, but we have zero jurisdiction on that.

Mr. Silva: Understood, understood. I'm just asking if they are, in fact, gonna be paying a tax benefit to the Town of Ludlow.

Ms. Voisine-Shea: ---

Mr. Blanchard: That's the intent.

Mr. Silva: It is the intent?

Mr. Blanchard: Yup.

Mr. Silva: So, and I find that it's not the scope of the plan, but my suggestion is that you sit with some of the powers that be, maybe, the Assessors' and maybe the Selectmen, come in and set up. It's beneficial to both. And I'm not trying to ...

Mr. Blanchard: ---

Mr. Silva: It is a beneficial thing right now with all of the litigation and what's happening in --- and what's happening in the courts with solar farms. And it's beneficial to both to have a plan for, and usually it's a twenty year plan, to pay a certain amount. And that way, you know and we know what the implications. As you know, today, tomorrow, next year, legislation changes everything.

Mr. Blanchard: Sure, understood, understood. We'll take it under advisement and appreciate your ---.

Mr. Silva: ---

Mr. Minnie: Is there any other questions? Mr. Silva, please give your name and address, please.

Mr. Silva: I'm John Silva, on Denis, Manny's brother. Everybody knows that. I have a question. What entrance gonna be used for this property? Where is this gonna be?

Mr. Minnie: The existing right of way. It goes from Chapin Street. There's kind of a gravel road and path.

Mr. Silva: Ok, that's fine ---.

Mr. Minnie: They only maintain, once the project's built, they only cut the grass twice a year. They don't really do much after that. They don't monitor it. They plant special grasses that require usually the mowing of the grass twice a year. This is not the first solar array we've done in Ludlow. And so, I'm guessing late spring and mid summer you'll see a truck go up there with a trailer, and they'll unload it, and the guys are gonna go in there for a few hours and cut the grass and leave.

Mr. Silva: There's a future interest --- this back property.

Mr. Minnie: Yes.

Mr. Silva: It's being blocked off by shrubbery?

Mr. Minnie: It's their right of way, but, yeah, if somebody in the future bought that piece of property where the solar array is, and took the solar array down, you could extend the street and go in. We discussed that at one of our meetings too.

Mr. Silva: Oh you did? I'm sorry. I haven't been around.

Mr. Minnie: Yup.

Mr. Silva: Yeah, that's a concern here because of that. ---

Mr. Minnie: Yeah. Because there's quite a bit of landlocked land in there, and I understand, you know, that just because the trees are there doesn't mean somebody can't use that access.

Mr. Silva: Ok, thank you.

Mr. Minnie: You're welcome.

Mr. Condon: Will those kids on those motor bikes will still be able to go up and down like hell?

Mr. Minnie: I can't control them.

Ms. Voisine-Shea: The trees will help the noise from that.

Mr. Minnie: Any other questions tonight? Anything from the Board Members?

Mr. Phoenix: Well just, and I know it doesn't really hit us too much, but one of the things I heard sparked some curiosity, so I was looking things up, and I found a publication put out by the state talking about solar farms and personal property taxes and such. And just based on this, it looks like if the equipment's meant to be there for its entire useful life, and it's essentially permanent structures, that it would be assessed as part of the real estate. But if they're easily removed, then they'd be personal property tax. It looks like what the state is saying.

Ms. Voisine-Shea: We've always paid personal property tax.

Mr. Blanchard: --- on all our facilities.

Mr. Minnie: What's the dollar value of the project?

Mr. Blanchard: Approximately five million.

Mr. Minnie: So, it's a \$5,000,000 project at, what's our rate now, 19? Let me do the math.

Mr. Queiroga: For those people that don't live on Americo Street, between, John, between those row of trees that they're gonna put in, in the back of Americo Street property, between that and the start of a, that's about 190 feet. So where the power lines are, and where the little road that they used to service, nothing of that is changing. Ok, it's on the other side of the, it's on the...

Ms. Houle: Reynolds Street.

Mr. Queiroga: ..., it's on the east side of the...

Ms. Voisine-Shea: East side of the rail.

Mr. Queiroga: ...on the east side of the power lines.

Mr. Silva: Yes, I see that ---.

Mr. Minnie: So, the tax revenue is approximately \$100,000 year.



Mr. Silva: Not happening.

Mr. Minnie: I'm just telling you.

(multiple people talking)

Mr. Coelho: That's another board's --- to make sure it happens.

(multiple people talking)

Mr. Silva: But it is understood, but it's also the Board's projects and try to help the community and whatnot. And the way solar's work, like I was trying to explain, is they come in and try to get a pilot programs to get, how many megawatts are we doing here?

Mr. Blanchard: Two.

Mr. Silva: Two megawatts, ok. And you, just to be forthcoming, I'm an assessor, I do this. I know totally solar. I've done solar projects. I've done all this. And I know what the tax implications are, and right now, it's influx. It really is, between legislation and whatnot. And every community is trying to, you know, at least get some revenues from projects like this, and it's good for everyone, whether it's in your purview or not, I know you're the planning as far as the plans, the site plans and all that, but it's still...

Mr. Minnie: No, I don't have a problem discussing it, it's just, we ---

Mr. Silva: And I'm just doing this now so that they're aware that we'd like them to come in and help the community out. That's all it is.

Mr. Minnie: Absolutely.

Mr. Silva: And it's nowhere near that ---. And I got to say, it's probably in the neighborhood of \$10,000, \$12,000 for megawatt. And that's what communities are doing. And it works better when you do a pilot for both. And I'm not trying to, you know, get big monies or...

Mr. Queiroga: Manny, is, are public utilities doing this as opposed to private? We just did one up on West Street, where it used to be Ludlow.

Mr. Silva: West Street is...

Mr. Queiroga: Are the treated any different, the public?

Mr. Silva: West Street?

Mr. Queiroga: No, I mean on Center Street.

Mr. Minnie: The old Ludlow Auto Salvage, we just did --- megawatts up there or something like that.

Mr. Queiroga: Ludlow Auto Salvage.

Mr. Silva: That, that's, I don't know.

Mr. Queiroga: Is that treated any different than in terms of real estate taxes?

Mr. Silva: Are they putting it in already?

Mr. Minnie: It's already in.

Mr. Queiroga: Yeah, it's already in.

Mr. Silva: I don't know. I work in a different community. I know that any solar company that comes in, we bring them to the table and discuss it because any legislation that changes, then they will be paying full taxes or whatever, it's not to their benefit to do that. A pilot program is the way to go. And it's in legislation, it tells you the pilot program is the way to go ---.

Mr. Minnie: I'd be in favor for you to set up a meeting with the Selectmen, and the Assessors, and talk about this project and the other project.

Mr. Silva: Yeah ---. Right.

Mr. Minnie: And, obviously, you're probably more qualified than anybody else in town to discuss, so.

Mr. Silva: Maybe. You never know who's out there. There's 20,000 people out here, some of them are probably way more than I am.

Mr. Blanchard: Duly noted, and we'll follow up.

Mr. Minnie: Sure.

Ms. Voisine-Shea: I can tell you that we've have that request from other towns as well, but the way the laws are written, they do not apply to a regulated utility, they apply to regular developers. So, we can't enter into pilot agreements. That's the way it, that's where we're at.

Mr. Condon: --- what she said.

Mr. Minnie: She's just discussing that...

Ms. Voisine-Shea: Pilots.

Mr. Minnie: ...because they're a part of the utility that that is the agreements that they can enter into are different than the private companies putting up the private solar arrays. Yes?

Ms. Roy: Sharon Roy, 27 Americo Street. This is my last comment which is really a request because I'm right here, excuse me, and I will be losing the beautiful sunrise view that I get in the morning from the hot tub in my backyard. I'm gonna lose that. I'm gonna lose the camouflage of the high tension wires. So now I have a solar field, and now I have high tension wires that I can see now. So, I'm asking, since I have a couple of trees in my backyard that I need removed. Can you, while you're taking down these, take two of mine, since you're taking ---.

Ms. Voisine-Shea: In your backyard, or in the easement, 35 foot easement area?

Ms. Roy: Yeah, it's not in the easement area. But you'll have the equipment there, and you're gonna be ---.

Ms. Voisine-Shea: Yeah, I just don't know if legally we can do that.

Mr. Minnie: I don't know if they can legally enter your property.

Mr. Blanchard: That would be something we would have to look at, and negotiate with you in some way, shape, or form.

(members of audience talking)

Mr. Blanchard: For liability reasons it would be a tricky sort of thing to accommodate.

Ms. Voisine-Shea: 'Cause if it fell on your house or something.

Mr. Minnie: There's also a possibility that you may be able to get the people who were doing the construction work...

Ms. Roy: Yeah.

Mr. Minnie: ...to ask them to individually to come on your property and do it for you.

Mr. Blanchard: Yeah, they would have to do it independently of our project, yeah.

Ms. Roy: So, and I just want to confirm what we talked about when we were out there, when you walked 35 feet from the shed.

Ms. Voisine-Shea: Yup.

Ms. Roy: It's still 35 feet from the shed ---?

Ms. Voisine-Shea: Yeah, that's 35 feet from the property line, which your shed is right on the property line.

Ms. Roy: Yeah.

Mr. Minnie: And I would encourage everybody, when this is going on, to try to be out there and...

Ms. Voisine-Shea: Yeah, like I said, that was an initial outreach. We'll reach out again.

Mr. Minnie: If you can go get a wooden stake and spray paint it orange, and sort of like, hit a few things where you sort of want the trees, they're gonna try to accommodate to any reasonable accommodations.

Ms. Voisine-Shea: As long as what we plant can survive. Obviously, that's our goal. I don't want to plant something for you that's gonna be choked out in two years, and then we got to start all over with a smaller bush and, you know.

Ms. Roy: --- contacted ---.

Mr. Minnie: There's gonna be a phone number right on the solar array, but it's all on the paperwork.

Ms. Roy: Ok.

Ms. Voisine-Shea: Yeah.

Mr. Minnie: So, if you have a problem, you can walk over to the fence, and there's gonna be a phone number to call.

Ms. Roy: Alright.

Mr. Blanchard: Yeah, there'll be a board set up with all kind of contact information, and emergency contact information, and who's doing what.

Mr. Minnie: I'd also like, give me just one, I'd like to say thank you to the neighborhood for working through this. This was a big project that I don't think anybody was thrilled with, but when you add up all the different possibilities. It's probably the best solution for the neighborhood for the next 40, 60 years. We can't always get everything what we want, but some things are better than nothing. Yes.

Mr. Condon: I live in a two story house, so from my upstairs, I will be looking right down into the solar field.

Mr. Minnie: I understand. But, and also, and not to be insensitive, but it's not your land.

Mr. Condon: I understand.

Mr. Minnie: And, you know, there's a possibility of a lot of different things you can look at, so.

Ms. Voisine-Shea: Those trees will grow, you know, 20 feet tall, and your house, I think, is sort of set down, so.

Mr. Minnie: Yeah.

Ms. Voisine-Shea: Once they get up there, I think, it's gonna help you out a lot. You won't see it. And, obviously, during the summer you won't see it anyway, 'cause you have nice trees back there too, the existing foliage, just winter time.

Mr. Minnie: Ok, hearing nothing else.

Mr. Coelho: Mr. Chairman.

Mr. Minnie: Mr. Coelho.

Mr. Coelho: I **MOVE** to approve and sign the site plan for Eversource Energy, Attn: William Blanchard, 0 Chapin Street.

**SECOND** Ms. Houle.

Mr. Minnie: Any discussion? Hearing nothing, I'm sorry, we start, we...

Mr. Condon: What's in the time line?

Mr. Minnie: Give me just one second, ok?

Mr. Condon: Ok.

Mr. Minnie: 'Cause we're in the middle of a motion. All those in Favor?

**4-0-1 in Favor.** (Mr. Queiroga)

**Roll call vote: Mr. Phoenix – yes; Mr. Queiroga – abstain; Mr. Coelho - yes; Ms. Houle – yes; Mr. Minnie – yes.**

Mr. Minnie: **MOTION** to close the public hearing?

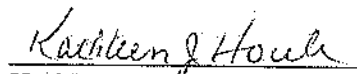
Ms. Houle: **SO MOVED.**

**SECOND** Mr. Coelho.

**5-0 in Favor.**

*Hearing ended at 7:52 p.m.*

**APPROVED:**



Kathleen Houle, Secretary

su

Documents: Master application; abutters list; request for waivers; comments from Town Departments/Boards; Response to Town Comments from Michael Gagnon (Milone & MacBroom, Inc.)(2/23/17); Stormwater Management and Erosion Control Plan, Eversource Solar – Site 72, Chapin Street Ludlow, Massachusetts (January 11, 2017); Site Plan – Eversource Solar Site 72 – Ludlow, MA, Chapin Street Ludlow, Massachusetts, Permit Drawings MMI Project No.- 5615-12 (January 20, 2017) and (Revision No.1 – February 23, 2017)(Revision No.3 – April 13, 2017); Letters from Sharon Laro & Angela Anselino; abutters on Americo Street; Angel L. Oliveras Jr. & Liliana Oliveras; Paul & Margaret Jane Gerstenberger (abutting neighbors) re: landscaping requests; response to comments and supplemental design information from Michael R. Gagnon, P.E. (April 13, 2017)

*(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).*

