

Approved 6/15/15

**TOWN OF HAMPDEN, MASSACHUSETTS**  
**BOARD OF SELECTMEN/BOARD OF HEALTH**  
**MINUTES**

June 1, 2015  
5:30 pm

625 Main Street  
Hampden, MA 01036

Board Members: Vincent J. Villamaino John D. Flynn, Norman Charest

The meeting was called to order by Vinnie Villamaino at 5:30 pm.

Guest: Tyler Witkop, The Wilbraham-Hampden Times

A motion was made by John Flynn to enter into Executive Session at 5:30 pm, for the purposes of contract negotiation with Chief Farnsworth, with return to Open Session, seconded by Norm Charest. VOTE: John Flynn yes, Norman Charest yes, Vinnie Villamaino yes.

With no further business, a motion was made by Norman Charest to adjourn the meeting and return to Open Session at 5:45 pm, seconded by John Flynn. VOTE: Norman Charest yes, John Flynn yes, Vinnie Villamaino yes.

Solar Company Reviews: Our agent, Beth Greenblatt who has handled the RFP's for the solar array installation at the Transfer Station come before the board to discuss how she wanted to handle the interview process she has scheduled with the top 4 applicants who have submitted a bid. She will ask her questions, give the company a chance to respond, allow questions from the board and keep them within the time frame allotted for them.

MassAmerican Energy, LLC: This group was the first to present and were represented by a party of 6 people. Beth asked that we all introduce ourselves before starting their presentation. They are preparing to be a long term owner, and Beth asked about their financial strength. They work with Prairie Gold, Morgan Stanley and Main Street Power. Beth wondered if the investors had reviewed our documents, specifically terms and conditions, liability and indemnification issue as that could create an obstacle if they haven't agreed to the language. Beth mentioned that the financials from Morgan Stanley are from 2009 and would like to see some current numbers. It is an 800 million dollar fund, and current financials will be submitted. They do view this as a long term investment.

David Ellis is a principal of MassAmerican, and Tim Callahan is an investor in solar projects.

A lot of solar projects have been built, but Beth repeats, who is the long term owner?

This will be their first solar installation done in Massachusetts.

Ten K Solar has an interest in investing in this as well, along with Main Street Solar.

Payment and performance bond will be done by Commonwealth Electric.

During the building process, the group present tonight will be those committed to the completion of the project, unless of course, there was a staff change and they would immediately replace

whoever they needed to. A huge concern is the need to protect the landfill against any possible tearing of the cover. The DEP needs to remain satisfied with the project at all times.

There currently isn't enough history of arrays in Massachusetts to know with certainty that no damage will ever occur. The DEP cost has been included in the package presented for this installation. Tighe and Bond have already investigated those costs.

They will need all town permits, building, electrical, etc. and would like to set a limit to both permits as there are a lot of inspections that must be done with this development.

Interconnection comes with undetermined costs right now; as they are not sure where it would take place, down from the NGrid substation on Allen Street, or from another source.

National Grid has become more receptive and easier to deal with them for answers as more and more of these installations are taking place.

There are concerns with National Heritage and those boundaries and the necessary permitting process.

A utility impact study will be the first step.

If 2 interconnections are necessary, would they entertain building this project in Phase 1 and Phase 2?

With this system, poured in place concrete pads will be used for the feet, ballasts will be installed across the entire site; the entire site will be covered in gravel, as there is an energy density with the gravel. Geotech fabric will be spread and then staked and covered with gravel. There will be no grass growing under facility.

DEP loves this approach but National Heritage may not allow the gravel cover. If so, the design can be changed to accommodate grass, if necessary.

The question was raised as to whether the net metering amounts will be expanded and Beth and others will be attending a legislative hearing tomorrow to learn the outcome.

Option B, comes into play if net metering is not expanded and the deal would have to be negotiated later.

All we have right now are wholesale prices without net metering.

NOTE: Kibbe Solar Array: Vinnie has been asked by numerous people about the plantings required at the solar array on Somers Road. Planning Board minutes will be researched and the time frame for completion will be learned as well. There are arborvitaes planted, but Vinnie wants to ensure the array will not be visible to neighbors.

Public Hearing: There was a posted Public Hearing for a Liquor License Application filed by Gio's Pizzeria. Two of the board members, Vinnie Villamaino and Norman Charest excused themselves from the presentation at 6:30 pm to hold the hearing in the auditorium.

Giovanni Cirillo of Gio's Pizzeria has applied for a liquor license for the expanded space he will be leasing from ROHA Enterprises, (Mike Cimmino). His paperwork is in order with the exception of one item which he is currently working on securing.

Vinnie Villamaino and Norm Charest conducted the hearing, with Gio. There were no residents in attendance. Norm asked about the storage of liquor and Gio explained that there is currently a cabinet in the additional space that will house the liquor under lock and key. Norm then asked about the necessary training for bartenders and Gio explained that he has already researched the required training and will hire his payroll company and their human resource department to

coordinate the training. Gio also explained that he is at the restaurant most of the hours it is open and if he is not there, then his wife is. The board members reviewed the plan that Gio presented to the Planning Board, which shows the proposed seating area and the bar area. Planning Board approved the plan at their last meeting in May. The board also asked about the hours that Gio intended to be open and he explained that he is open now Monday through Thursday until 9:00 pm, and Friday and Saturday until 10:00 or 11:00.

The two items missing from the application are the current lease, fully executed and a new lease for the new square footage that Gio will build out for the expansion. Gio has talked with the landlord and expects to have the lease signed within the next week or so.

Given that, a motion was made by Norman Charest to approve the application for a full liquor license for Gio's Pizzeria, contingent upon receipt of the existing lease and new lease, seconded by Vinnie Villamaino. VOTE: All in favor and so voted.

Ameresco Solar Company: Four gentlemen presented their plan for the solar installation. Two of the principals of the company, an engineer for the company and a gentleman who would handle the DEP application.

Beth Greenblatt opened the meeting with comments that the town is looking for a balanced plan, that the town is seeking other revenue sources other than residential taxes and are doing their due diligence in choosing the right company to enter into an agreement. The town wants to maintain its rural characteristics.

Beth asked how the design will fit in with the constraints of Natural Heritage. She asked about a capped site versus uncapped.

There was much discussion about the interconnection costs and that will have to be investigated further by Ameresco.

There are three parcels that could be used and the engineer stated that they will be very careful with the siting. There is a 50' wooded buffer required and with the height of some of the trees, that has an effect on the placement of the array. He explained that he used Google Map to determine contour lines of the property.

The capped site will have ballast boxes to hold the legs of the unit and there will be gravel in each ballast box. Rather than covering the entire site with gravel, they would seed it, which would probably be more attractive to Natural Heritage. They would be responsible for trimming the property and keeping it maintained.

The gentleman who would handle DEP and Natural Heritage applications is well known by the DEP and stated that knowing what is expected in the application process serves him well. They are allowed a 90 day period in which to review the application and if any changes are necessary, could potentially start the clock all over again, and give them another 90 day window. It is uncertain if the habitat is protected. A review process will take place and if needed, remediation options can be discussed.

They have allowed for a 15 foot radius around the monitoring pipes.

6Mw per connection is all that is allowed.

The buffer area is not a zoning issue; and the board could allow the buffer to be increased in one direction and decreased in another.

Beth asked, what happens if net metering is not increased? They responded that they would not abandon the project and would just sell the electricity that is generated.

How is the value determined for the equipment?

Equipment costs and softer costs will be provided in a follow up letter.

Beth also asked about the Educational Program they promote. They explained that they have a lesson plan for certain grade levels, which provide solar education, allowing teachers to incorporate the real solar installation into the science curriculum. In addition, they are willing to go into the school to teach.

What is typical project construction time? For Option A they suggest it would be a 9 to 12 month project.

With contract execution being done by early fall, a few months for design, getting National Grid involved, getting a post use closure permit filed and then waiting for DEP to review. They have a 90 day review period, but if the application is complete, the process usually does not take the 90 days. The interconnection process can take 55 or 60 days with National Grid.

DEP wants to ensure the integrity of the cap and a project having causing the least disturbance of the cap. DEP is not excited about panels on a pitched surface, 5% or less, but if they are pile driven they can be installed at 20%. Norm asked about their availability if the project was a go; would they be able to handle more business other than this project? The answer was a resounding yes, they have the staff to handle this project and others.

Riverside Drive: John mentioned that Gary Weiner was working on a plan to be submitted to Conservation Commission for approval. The plan shows the new well location as well as the new septic line which will be located at Academy Hall and will service 10 Riverside Drive and the parsonage of the Federated Church. The line will be installed outside of the 100 foot buffer zone from the river. The board will get on the agenda for Conservation as soon as possible.

With no further business, a motion was made by Norman Charest to adjourn the meeting at 9:20 pm, seconded by John Flynn. VOTE: All in favor and so voted.

Respectfully submitted,

Pamela B. Courtney  
Administrative Assistant

/pbc