

Town of Leicester Planning Board Meeting Minutes
May 12, 2015

MEMBERS PRESENT: Jason Grimshaw, David Wright, Sharon Nist, Adam Menard

ASSOCIATE MEMBERS: Kathleen Wilson

MEMBERS ABSENT: Debra Friedman

IN ATTENDANCE: Michelle Buck, Town Planner; Barbara Knox, Board Secretary

MEETING DATE: May 12, 2015

MEETING TIME: 7:00 pm

AGENDA:

- 7:00PM Public Application:
 Site Plan Review – Stafford Street Solar Farm
- 7:30PM Public Application:
 Site Plan Review – Mulberry Street Solar Farm
- 8:00PM Discussion:
 Boutilier Solar, Decommissioning Bond
- 8:15PM Approval of Minutes:
 • 3/3/2015
 • 4/7/2015
- 8:30PM Town Planner Report/General Discussion:
 A. Pondview Subdivision Update
 B. Miscellaneous Project Updates

Mr. Grimshaw called the meeting to order at 7PM

Public Application

Site Plan Review – Stafford Street Solar Farm

Mr. Doug Pyne of PowerSecure represented the applicant, New England Power. PowerSecure is working in conjunction with Kleinfelder Consultants. Mr. Pyne reviewed the application and plan, showing where the project was located. The application was also before the Conservation Commission, who had done a site walk of the project. The project is located off of Stafford Street and near where the power lines are located across from Sunrise Drive.

Ms. Buck noted the plan under Mr. Pyne brought to the meeting was different from what was on file with the Planning Office. Mr. Pyne explained that Kleinfelder had made some changes from the comments received. The Police requested a 200 foot clear unobstructed view in both directions; to install a stop sign at the access entrance and to post “No Trespassing”. The Highway Department asked to meet on site because there was a concern about runoff from the site. He noted the homes near to the site are numbered 441 & 447.

Mr. Pyne continued. As far as topography, it will be a tough site and the project was reconfigured a couple of times just to get it to this point. He noted that there’s already a built-in detention area for the runoff. The plan shows a fence line and the clearing that will be needed. The way the project is positioned on the lot and the depth off the street, it shouldn’t be visible at all. It will be approximately an 8-acre area cleared.

Mr. Pyne asked about the financial surety for decommissioning. Ms. Buck explained there was a local requirement for solar companies to submit a decommissioning bond to at least remove the panels and that was based on the State Model Bylaw. Although, there have been comments received from National Grid noting that they just don't do that, so that issue will need to be resolved soon. Mr. Pyne said his understanding was National Grid has an agreement with the State to do that.

Ms. Buck asked about a new set of revised plans being submitted in response to Quinn Engineering's comments. Ms. Nist noted on one plan it shows two detention basins and on the other it shows one.

Mr. Wright added the second plan shows the arrays shown as being rotated about 45° relative to the first plan.

Ms. Buck agreed noting other items missing on the second plan relative to Quinn Engineering's letter. It's lacking detail on the outer perimeter of the property, how much frontage, where the utilities are showing an obvious geographical landmark and the zoning line isn't shown.

Mr. Pyne said he wasn't aware that the Board didn't have the same copy as himself and he will have that corrected.

Ms. Nist noted the fire department wanting a lock box at the gate with a key provided and that a turnaround be provided for the fire apparatus.

Mr. Pyne said they provided a hammerhead inside the fence and asked if the Board rather have it provided outside the fence instead. Ms. Buck said she did just recently send the revised plans to Fire and Police for additional comment regarding the turnaround.

Ms. Buck noted concern regarding possible confusion with having various sets of plans and asked if there was a local representative to contact if there were any questions or concerns regarding this project. Mr. Pyne said yes, he actually lives in Falmouth and would be available to meet with her and discuss any questions or concerns.

Mr. Grimshaw reviewed what was needed for the next meeting. The Highway Superintendent will be meeting Mr. Pyne onsite to have his concerns addressed; Quinn Engineering will review the revised submittal for any further comments and addressing the Police Department request for a Public Safety Radio Booster.

Hearing no further comments or concerns; Mr. Grimshaw asked for a motion to continue.

MOTION: Ms. Nist moved to continue the Stafford Street Solar Site Plan Review to June 2nd at 7:30PM.

SECONDED: Mr. Menard – Discussion: None

VOTE: All in Favor

Mr. Grimshaw asked for a motion to extend the deadline to make a Decision.

MOTION: Mr. Menard moved to extend the deadline to make a Decision to June 9th.

SECONDED: Mr. Wright – Discussion: None

VOTE: All in Favor

Approval of Minutes

3/3/2015

MOTION: Ms. Nist moved to approve the minutes of March 3, 2015 with corrections as noted.

SECONDED: Mr. Wright – Discussion: None

VOTE: All in Favor

4/7/2015

MOTION: Mr. Wright moved to approve the minutes of April 7, 2015

SECONDED: Ms. Nist – Discussion: None

VOTE: All in Favor

Discussion:

Boutilier Solar, Decommissioning Bond

The applicant proposed \$47,433 as the amount on the decommissioning bond. Ms. Buck sent it the proposal to Quinn Engineering for review. Attorney Stoddard, representing the applicant, dropped off some paperwork indicating that National Grid won't provide a decommissioning bond because of being a public utility. Ms. Buck asked Attorney Stoddard to provide some additional information regarding this issue. Ms. Buck recommended continuing this to the next meeting.

MOTION: Ms. Nist moved to continue discussion on the Boutilier Solar decommissioning bond to June 2nd.

SECONDED: Mr. Wright – Discussion: None

VOTE: All in Favor

Town Planner Report

Pondview Subdivision Update

Ms. Buck did a site inspection on April 23rd and found there's been no work done on the project since last fall, although the supplement review fee was received late last week. The letter sent to the applicant related to the review fee also contained a reminder that the deadline to complete work is July 1, 2015.

Miscellaneous Project Updates

- Oakridge Estates
The developer has indicated they will be submitting project revisions requiring a new hearing. This will be tentatively scheduled for the July meeting.
- CMRPC
CMRPC is doing a pedestrian count program over the summer and asked the Town to pick some specific locations to look at. Suggested areas were: Town Center; Paxton Street, Stafford & Pleasant Street; Route 56 & Stafford Street; Pleasant Street.
- Midstate Trail
There's a coalition of the various land trust groups, DCR and Mass Audubon are trying increase awareness of the Midstate Trail. The group is hosting a National Trails Day in Celebration of the Midstate Trail, on Saturday, June 6th.

- Resignations

Kathleen Wilson is resigning as Associate Member. She accepted a Ranger position at Yosemite National Park in Wyoming. Board members thanked Ms. Wilson for her service to the Board.

Ms. Buck informed the Board she submitted her letter of resignation to the Town of Spencer effective June 30, 2015 and will be back full-time with the Town of Leicester July 1, 2015.

Public Application:

Site plan Review – Mulberry Street Solar Farm

The applicant was not present for discussion. Therefore, the Board agreed to continue to the next meeting.

MOTION: Mr. Wright moved to continue Mulberry Street Solar Farm Site Plan Review to continue to June 2nd at 8PM

SECONDED: Ms. Nist – Discussion: None

VOTE: All in Favor

MOTION: Mr. Wright moved to extend the deadline to make a decision to June 9th.

SECONDED: Ms. Nist – Discussion: None

VOTE: All in Favor

Hearing no further comments, questions or concerns, Mr. Grimshaw asked for a motion to adjourn.

MOTION: Ms. Nist moved to adjourn meeting.

SECONDED: Mr. Wright –Discussion: None

Meeting adjourned at 7:45PM

Respectfully submitted:

Barbara Knox

Barbara Knox

Minutes Approved by the Planning Board on: June 2,2015.

Documents included in meeting packet:

- Agenda
- Letter to the Board from Michelle Buck, Town Planner regarding May 12th Planning Board Meeting.
- Memo from Attorney Stoddard regarding Boutilier Solar Decommissioning Bond
- Letter from Quinn Engineering to the Planning Board regarding Stafford Street Solar 5/6/2015
- Comment memos from: Fire Department, Board of Health, Building Inspector, Historical Commission, Highway Department and Police Department regarding Stafford Street Solar Farm.

- Letter from Cherry Valley Sewer District and Cherry Valley & Rochdale Water District to the Planning Board regarding Stafford Street Solar Farm.
- Memo to Jeff Crisp of Kleinfelder from Michelle Buck, Town Planner regarding Stafford Street Solar
- Letter from Quinn Engineering to the Planning Board regarding Solar Array, Mulberry Street
- Memo from the Historical Commission to the Board regarding Mulberry Street Solar Project
- Comment memos received from: Police Department, Highway Department, Board of Health, Building Inspector and Conservation Commission regarding Mulberry Street Solar Project.
- Letter from Cherry Valley Sewer District and Cherry Valley & Rochdale Water District to the Planning Board regarding Mulberry Street Solar project.
- Planning Board Minutes of March 3, 2015 & April 7, 2015

Documents submitted at meeting:

- Revised Plans for Stafford Street Solar