

Planning Board Meeting Minutes
6/22/15

Meeting opened at 7:14 PM

Members Present: Deacon Bonnar, Jeff Lacy, Linda Rotondi, Jim Aaron, Steven Bressler.

Minutes of 6/8/15 were accepted as written.

SUBJECTS DISCUSSED

Solar Energy Project

Marnin Lebovitz of Lake Street & others from NE Environmental (see below for list of attendees) were asked questions about what abutters were notified and informed that they needed to notify abutters of abutters within 300 ft. of the project property boundaries.

Jeff Lacy (JL) asked for more complete information from LS to accompany the application for Special Permit. Basically noting that it is the responsibility of the applicant to make the case for the Special Permit. Details such as the type and mounting of solar panels, the installation process, vegetation, etc. Steve Johnson (NE Env.) responded that the information was available but they were not aware that they needed to include it. He noted that NE would provide it.

JL also requested a slope map of the project. Steve Bressler (SB) asked about the vegetation LS planned on planting. Response - a mixture of fescue, grasses as noted on sheet 5.0 of the plans.

JL. Reed Road is 11'-12' wide. "How wide does the road need to be for tractor trailers"? Mickey Marcus (MM) noted that the minimum was 12' but "pull offs" are required for vehicles, coming from opposite directions, to pass each other. JL pointed out that all alterations should be justified for the special permit.

MM said that their team has similar project in Deerfield and their Planning Board is going to have FCROG, an outside party, review their Special Permit.

Questions about Solar Panel placement, alignment, topography and stumpage were discussed.

MM suggested that the PB consider a "decommissioning bylaw" to insure that at the end of the project, the land is returned to a satisfactory state.

Jim Aaron (JA) asked how the land was going to be cleared and noted that the

use of an excavator would mean greater disturbance of the land. "How will small trees be removed"? MM said that they would get back to the PB with the answers.

Questions about the storm water basins required as part of the project. MM noted that it is possible to decrease the size of the basins post-installation of the panels. JL questioned if basins contiguous to Cowls property could eventually be minimized and allow the water to drain onto Cowls property given the topography. MM said that it was a fair consideration and they would look into it.

Can stumps be left on the solar panel site? Lake Street/NE team will get back to the PB with an answer.

Penny Jaques(PJ) of the Conservation Commission asked if the project can be phased in, i.e., rather than clearing the entire site, then grading it, destumping and installing all of the panels - can LS phase the project so they do the above processes in small steps. The objective would be to minimize erosion. The LS team said they will look into that but it would be more costly.

PB reviewed the soil maps

JL asked Marnin Lebovitz (ML) if Lake Street would be willing to extend the 65 day deadline (65 days started from the date when the Special Permit application was submitted) in which to hold the first Public Hearing. JL asked this based on the fact that the Special Permit application was lacking in certain information (referenced earlier in these notes). ML, "We will get back to the PB about that."

Solar Energy Public Hearing

Deacon talked with Becky about hiring Linda Avis Scott to take minutes at the Public Hearing as well as possibly any deliberative PB meetings. According to Deacon, Becky was in agreement.

Master Plan

Discussion of the Master Plan working group and who might be on it from the PB.

VOTES TAKEN: SB made motion to accept minutes. JL seconded. Unanimous vote.

WALK-IN GUESTS: Penny Jaques, Marnin Lebovitz (Lake Stree), Steve Johnson and Mickey Marcus (NE Environmental)

Meeting Dissolved at: 9:01 PM.