

TOWN OF LANCASTER  
PLANNING BOARD  
Prescott Building, Nashaway Meeting Room  
Monday, June 11, 2018

Present: Phil Lawler, Chair; Tom Christopher, Russ Williston and Frank Sullivan

Absent: Jeanne Rich

Also Present: Noreen Piazza, Planning Director

List of Documents:

- Planning Board Agenda: June 11, 2018
- Nationwide Solar Energy: Planning Board Documentation dated May 11, 2018
- Haley and Ward Inc. letters dated May 29, 2018 and June 7, 2018
- Copy of the Cease and Desist letter to FC Stars from the Building and Zoning Officer dated May 29, 2018
- Planning Board Draft Minutes: May 21, 2018
- Vouchers from Haley and Ward Inc.

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Chair Phil Lawler called the meeting to order at 7:02 PM.

**Review, Site Plan for Ground-Mounted Solar, Nationwide Solar Energy, LLC/Nationwide Auto Recycling, Inc. -1340 Lunenburg Road**

*Present: Jack Sargent, Sargent Engineering; Brendan Becht and Tom Brown, dGen Energy Partners, LLC; Jaime Smith, Lodestar Energy*

Nationwide Auto Recycling, Inc. and Nationwide Solar Energy, LLC proposes to install a carport solar system on a twenty-two acre site. It will be owned and operated by Nationwide Auto Recycling.

Seventeen (17) carport structures with solar panels shall be erected. There is currently an eight-foot chain link, slatted fence surrounding the property. The cars and structures will sit on six inches to two feet of crushed stone. The roof of each carport structure will have solar panels that will generate five megawatts of dc power for the purpose of directly supplying the NGRID electrical system.

There are no visual abutters. There will be no cutting of trees. Since less than an acre will be disturbed, there is no need for a Stormwater Management Permit. The lease for the solar panels will be for twenty years.

The Board discussed the scope of the project and whether it is a roof-mounted solar or a ground-mounted solar project. In the review of the site plan that was completed by Ms. Autumn Keller, a Project Engineer at Haley and Ward Inc., it was their opinion that the proposed solar system should be classified as a roof-mount solar system because it will be mounted to permanent structures (carports) which will provide shelter for stored salvaged vehicles.

Ms. Keller had the following comments:

- 1) Proposed carports and solar panels in the front and rear lots meet the required thirty foot setback.
- 2) The applicant should confirm that the proposed carports and solar panels in the front and rear lots are outside the 100 foot buffer zones of the wetland areas to the west of the site along McGovern Brook.
- 3) A lighting plan should be submitted for the carport lights.
- 4) The applicant should confirm that no trees will be cut on or around the site, unless approved by the Planning Board.

Tom Christopher asked if they had a decommissioning plan. The applicant responded that they would provide a plan as a condition of the site plan approval.

**At 7:45 PM, a motion was made by Tom Christopher to treat the proposed solar energy system at Nationwide Auto Recycling as a roof-mounted solar energy system. Russ Williston seconded the motion. No discussion. VOTE: 4-0-0.**

**At 7:50 PM, A motion was made by Russ Williston to approve the site plan with the following conditions: lighting only from 7AM to 7PM, no tree cutting, must present a decommissioning plan, and must meet the thirty-foot side and rear yard setbacks. Tom Christopher seconded the motion. No discussion. VOTE: 4-0-0.**

### General Business

#### FC Stars

*Present: Robert Redmond, FC Stars*

Two new fields and the paving of the parking area had been completed at the FC Stars site at 70 McGovern Boulevard. Noreen Piazza said that during construction, the Planning Board normally would want construction oversight by their consultant. The Planning Board wasn't notified the construction had started.

**A motion was made by Tom Christopher to have Haley and Ward examine the drainage system to insure compliance with the site plan and ask for a letter from Hannigan Engineering stating it was built according to the specification. Frank Sullivan seconded the motion. No discussion. VOTE: 4-0-0.**

#### Minutes

**Frank Sullivan made a motion to approve the minutes of May 21, 2018 as presented. Tom Christopher seconded the motion. No discussion. VOTE: 4-0-0.**

#### Vouchers

**A motion was made by Tom Christopher to pay the invoice from Haley and Ward Inc. for \$1,181.52 for professional services through May 27, 2018 for Porus Realty Trust. Russ Williston seconded the motion. No discussion. VOTE: 4-0-0.**

**A motion was made by Tom Christopher to pay the invoice from Haley and Ward Inc. for \$3,370.98 from the Planning Board Revolving Account for the review of the site plan and stormwater management plan for James Monroe. Russ Williston seconded the motion. No discussion. VOTE: 4-0-0.**

**Adjourn**

At 8:30 PM the Chair adjourned the meeting.

Respectfully submitted,

Debra Dennis, Office Manager