

TOWN OF LANCASTER  
PLANNING BOARD  
Prescott Building, Nashaway Meeting Room  
Monday, July 23, 2018

Present: Phil Lawler, Chair; Jeanne Rich, Vice-Chair; Thomas Christopher and Russ Williston

Absent: Frank Sullivan

Also Present: Noreen Piazza, Planning Director

List of Documents:

- Planning Board Agenda: July 23, 2018
- Site Use Plans – 267 Brockelman Road
- Cross Section Plan – 267 Brockelman Road
- Borrego Solar Site Plan Review, Special Permit and Stormwater Management Permit application dated June 28, 2018
- Borrego Solar-267 Brockelman Road Decommissioning Plan
- Borrego Solar Project Narrative
- Letter dated July 13, 2018 from Hamwey Engineering Inc. concerning initial review of 267 Brockelman Road Solar
- Letter dated July 20, 2018 from Borrego Solar to Lancaster Planning Board concerning peer response review
- Borrego Solar – 267 Brockelman Road Solar Waiver request dated July 18, 2018
- TJA Pope Solar, LLC Stormwater Management Permit Application for 580 Fort Pond Road proposed Solar Project
- Site Plan Review Ground Mounted Photovoltaic Array for TJA Pope Solar Project on 580 Fort Pond Road dated July 11, 2018
- Letter dated July 18, 2018 from Haley and Ward, Inc. concerning TJA Pope Solar Energy System Site Plan to the Planning Board
- Minutes: July 9, 2018

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Chair Phil Lawler called the meeting to order at 7:00 PM.

**Review, Site Plan, Special Permit and Stormwater Management Permit for Ground-Mounted Solar Facility, 267 Brockelman Road**

*Present: Sami Aslam, Weston Standish, Brandon Smith and Ryan Bailey, Borrego Solar*

Chairman Lawler said the Board will be discussing the Site Plan and the Public Hearings at the same time. At 7:03pm Chairman Lawler read aloud both Notices of Public Hearings thereby convening the public hearings for the purpose of considering the Special Permit for Ground-mounted Solar Facility and the Stormwater Management Permit for Borrego Solar at 267 Brockelman Road

*Present: Sami Aslam, Weston Standish, Brandon Smith and Ryan Bailey, Borrego Solar*

The project site is located at 267 Brockelman Road on Assessor's Parcel #023-00006. The site is 68+/- acres in size and is zoned Residential. The new solar power generating facility is a ground-mounted facility generating 2,158.760 KW (2.1 MW) of electricity. The solar system will consist of:

- 5,535 390-watt solar panels

- TerraSmart Terraform racking at 25° racking tilt angle
- Racking will be approximately 14-15 feet apart
- Central inverter
- Data Acquisition System for remote monitoring
- Transformer and switchgear
- Battery Storage (6MWH)
- Underground trenching
- Overhead power lines to interconnection point on Brockelman Road (determined by NGrid)
- Gravel access driveway
- Perimeter security fence (7 feet high)
- Access gate
- Warning signage on security fence

The following waivers are being requested:

- Setbacks, Article XVIII, §220-76 (H)(2)(B and C)
- Buffer strips, Article XVIII, §220-76 (H)(1)(b)
- Equipment setback, Article XVIII, §220-76 (H)(3)
- Fence height/material, Article XVIII, §220-74 Definitions Fence

Fred Hamwey, Hamwey Engineering Inc., performed an initial review of the proposed Brockelman Road solar project. He also performed a site visit on July 11, 2018. He submitted many comments pertaining to the following:

- Plan Sheet T-1 Zoning Table
- Sheet C-1.0 Existing Conditions Plan
- Sheet C-2.0 Layout and Material Plan
- Sheet C-3.0 Grading and Erosion Control Plan
- Sheet C-4.0 Civil Detail
- Sheet E-2.0 DC Single Line Diagram

### **PROJECT NARRATIVE**

- 1) The Zoning Table should be the same as the Zoning Table on the plans. Response: *Revised. See attached project narrative.*
- 2) The fence must be an 8' high "solid slatted" fence. Response: *See 5) a. above.*

### **STORMWATER MEMO**

- 1) 3.0 Proposed Construction
  - a. The fence must be an 8' high "solid slatted" fence. Response: *See 5) a. above.*
  - b. The proposed gravel road appears to be 30,000 sf (including the existing farm road), not 6,000 sf. Response: *The existing farm road width and grade will be maintained, no additional material or width is proposed.*

2) Standard No. 2

- a. The proposed gravel road appears to be 30,000 sf (including the existing farm road), not 6,000 sf. Response: *See above response.*
- b. A majority of the existing farm road is in the Woodbridge soil area (Cover Type C/D, CN 89/91). Response: *Agreed. See above response.*
- c. A majority of the proposed gravel road (widen 10') is in the Woodbridge soil area (Cover Type C/D, CN 89/91). Response: *Agreed. See above response.*
- d. The proposed gravel road appears to be 30,000 sf (including the existing farm road), not 6,000 sf or 0.138 Ac. Response: *See above response.*
- e. The cumulative CN's should be recalculated. Response: *No revised calculations needed since existing farm road to remain in its current condition.*

3) Standard No. 3

- a. Please explain the calculated gravel and concrete pad areas in the Recharge Volume provided. Response: *The area of the rectangles are calculated and the concrete pads are subtracted.*

**MANUAL for PUBLIC SAFETY DEPARTMENTS**

- 1) This manual was not reviewed by Hamwey Engineering, Inc. Response: *Noted.*

**ADDITIONAL QUESTIONS/COMMENTS to the PLANNING BOARD**

- 1) Does the Fire/Police/Emergency departments require access around the site? Response: We have contacted Chief Hanson and are awaiting an opportunity to discuss the project.
- 2) There is no vegetative screening proposed along the fence. Response: The project is not visible from adjoining residences.
- 3) There is no lighting shown on the plans. Response: Note has been added to C-2.0 for the lighting.
- 4) A decommissioning plan has not been submitted. Response: See attached. This was included in the original submission.
- 5) A security plan has not been submitted. Response: Our plan for security is shown on the Site Use Plans. A 6-foot high chain link fence with 3 strands of barbed wire (another 12-inches), locked vehicular and man gates, and the motion-activated light are all the security provided. No cameras are proposed.
- 6) The project should require an Order of Conditions from the Conservation Commission. Response: We will be submitting to the conservation commission for their August 14, 2018 meeting.
- 7) Access road is 10 feet wide. Response: Will check with the fire department.

Peter Hanson, 319 Brockelman Road said he is concerned with traffic throughout the site and also the motion sensor lights. Brandon Smith said the lights will be facing down and the construction will take

between three to four months. After that they will only be out there a few times a year for maintenance.

Ryan Bailey said construction will start in late summer of 2019. It will take four to five months.

**At 8:13pm a motion was made by Jeanne Rich to continue both hearings until August 27, 2018. Russ Williston seconded the motion. No discussion. VOTE: 4-0-0.**

**Review, Site Plan for Ground-mounted Solar Facility- TJA Pope Solar, 580 Fort Pond Road and Public Hearing, Stormwater Management Permit, 580 Fort Pond Road**

*Present: Doug Pope, Pope Energy, Jonathan Markey and Ian Rubin, Markey & Rubin*

At 8:17PM Chairman Lawler read aloud a Notice of Public Hearing thereby convening a public hearing for the purpose of considering the Stormwater Management Permit for Pope Energy at 580 Fort Pond Road.

Jonathan Markey said the project site is located at 580 Fort Pond Road and will replace the existing gravel pit. The site is 20 acres. The solar power generating facility is a ground-mounted facility generating just over 5 megawatts. The site will have access off of Fort Pond Road, be within the existing boundaries of the pit, and no trees will be removed. There will be two waivers requested which are fencing proposing seven (7) feet high for site lines.

Autumn Keller, Hamwey Engineering Inc. performed an initial review of the site plan for the TJA Pope solar energy system at 580 Fort Pond Road. The following are her comments:

- The applicant should provide evidence of approval from the appropriate utility company to connect to the electrical grid, or confirm that the solar system will be off grid.
- An estimate of decibel increase over ambient noise levels at the nearest property line should be provided. Noise generated by solar inverters, transformers, and/or other equipment shall abide by the noise regulations outlined in Article 17 of the Lancaster Zoning Bylaws.
- The applicant should provide sufficient information showing conformance with Article 17, and any other applicable zoning bylaw, or request an exemption for the following items:
  - a) Height of the mounted solar panels, not to exceed 20 feet.
  - b) Electrical diagrams detailing the installation, components, and interconnection methods.
  - c) Screening plan, including but not limited to vegetative buffers and sight line representations, depicting in profile the view of the proposed installation, from the public road.
  - d) Security plan, including but not limited to lighting, surveillance, parking, and signage.
  - e) Safety/emergency response plan, including but not limited to emergency contact information, provision for water for fire protection, and means to shut down the solar installation.
  - f) Operation and maintenance plan, to be reviewed and accepted by the Fire Chief and emergency medical services personnel.
  - g) Site decommissioning plan.

h) Description of financial security.

- Construction notes indicate that trees within the proposed limit of work line will be cleared, and no trees outside this limit will be removed. The applicant should clarify the location of the proposed limit of work line on the plans.
- The NRCS Soil map provided in the Stormwater Drainage Report indicated that soils in the site area are primarily Hydrologic Soil Group (HSG) A, Loamy Sand, which corresponds to an infiltration rate on the Rawls Rates table of 2.41 in/hr. The Hydro CAD model results show that an infiltration rate of 8.27 in/hr., corresponding with HSG A Sand, was used to calculate the existing and proposed conditions. The applicant should provide model results with the Loamy Sand infiltration rate, or provide an explanation for using Sand infiltration rates.

The applicant agreed to provide the following items for the next meeting:

- Project narrative
- Waiver list
- Fire Department review
- Copy of interconnection application
- Response to Haley and Ward letter dated July 18, 2018

**Jeanne Rich made a motion to continue the public hearing until the August 13, 2018 meeting. Russ Williston seconded the motion. No discussion. VOTE: 4-0-0.**

**General Business**

**Minutes**

**Jeanne Rich made a motion to approve the minutes of July 9, 2018 as presented. Russ Williston seconded the motion. No discussion. VOTE: 3-0-1 (Tom Christopher abstained).**

**Adjourn**

**At 9:03 PM, Russ Williston made a motion to adjourn the Planning Board meeting. Tom Christopher seconded the motion. No discussion. VOTE: 4-0-0.**

Respectfully submitted,

Debra Dennis, Office Manager