

TOWN OF LANCASTER
PLANNING BOARD
Prescott Building, Nashaway Meeting Room
Monday, August 13, 2018

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

Also Present: Noreen Piazza, Planning Director

List of Documents:

- Planning Board Agenda: August 13, 2018
- Letter dated August 10, 2018 from Haley and Ward, Inc. concerning FC Stars Soccer Complex
- Letter dated August 13, 2018 from Haley and Ward, Inc. concerning TJA Pope Solar Energy System Site Plan
- Letter dated August 8, 2018 from Markey & Rubin, Inc. - Response to Peer Review Comments for Fort Pond Road Solar Project
- Letter dated August 8, 2018 from Markey & Rubin, Inc. – Waiver Request Letter for Fort Pond Road Solar Project
- Decommissioning Plan for Fort Pond Solar Field, dated July 5, 2018 from TJA Pope Solar, LLC
- Copy of TJA Pope Solar, LLC Exhibit C – Generating Facility Expedited/Standard Process Interconnection Application
- Site Plan for Review Mounted Photovoltaic Array Map (12 Sheets) prepared by Markey & Rubin for TJA Pope Solar LLC, 0 Fort Pond Road
- Amended Site Plan Improvements for Monroe Holdings, LLC, 842 Sterling Road submitted by John Farnsworth dba Farnsworth Engineering Associates
- Amended Stormwater Management By-Law for Monroe Holdings, LLC, 842 Sterling Road submitted by John Farnsworth dba Farnsworth Engineering Associates
- Letter dated August 10, 2018 from Haley and Ward, Inc. – 842 Sterling Road, James Monroe Stormwater and Site Plan Amendment
- Minutes: July 23, 2018 and July 30, 2018

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

Continued Discussion, Site Plan-FC Stars Soccer Complex, 70 McGovern Boulevard

Present: Robert Redmond, FC Stars, Scott Miller, Haley and Ward

At a previous meeting, the Board went over the Site Visit Summary from Haley and Ward. They expressed concerns with the large sinkhole. A list of issues was sent to the Club president so concerns could be addressed.

Scott Miller of Haley and Ward reviewed a letter from the FC Stars Football Club dated July 9, 2018 regarding the FC Stars Soccer facility at McGovern Boulevard and also reviewed related trucking slips for gravel and hot mix asphalt delivered to the site. They offered the following comments:

1. The following items are noted as modifications to the approved site plan that should be noted for the record and considered by your Board:
 - a. Elimination of 10-foot-wide field side walkway at the southern end of the lower field.

- b. Elimination of interior walkway, fencing and field anchors at lower field.
 - c. Relocation of one of two equipment storage sheds from the west side of the fields to the space between the upper parking and McGovern Boulevard. The applicant has provided a surveyed plan for this structure showing it out of the required front yard setback.
2. The following items remain outstanding.
- a. Clubhouse with bathroom facilities – this item is delayed pending a public water supply approval. The applicant has documented their approach to portable toilets appropriately.
 - b. HP ramp system between the upper and lower fields – this item is delayed pending the placement of a drain, by others, through this area. The applicant notes that the lower field is accessible from a dedicated space at the lower parking area.
 - c. Shade trees within lower parking area – the applicant notes that these trees are pending reconsideration by FC Stars. The shade trees at the parking area are a Town Bylaw requirement. Any proposed modification should be reviewed by your Board.
 - d. Top course paving between the upper and lower fields.
 - e. HP parking space signage.
 - f. One remaining equipment shed west of the fields.
 - g. Repair of a sinkhole at the southern end of the site.
3. We have reviewed the gravel and hot mix asphalt delivery slips compared to the expected weight based on the paved areas proposed on the plan.
- a. The gravel base calculated yield depth was 8.6 inches where 12 inches was specified however 1 ½ inch dense graded base was used instead of bank run gravel.
 - b. Including a deduction for the remaining top course paving, a yield depth of 1 inch of top course and 2.2 inches of binder were calculated where 1.5 and 2.5 inches were specified.
 - c. The calculated yield for the reduced sidewalk area was 3.5 inches. The plans did not specify a depth for the bituminous sidewalk.

Mr. Miller, said he would set up a meeting with Brian Wiener to discuss the calculation of gravel and the hot mix asphalt deliveries. This will be placed on the next Planning Board meeting on August 27, 2018 for discussion.

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

Present: Doug Pope, TJA Pope Solar, LLC, Jonathan Markey, Markey & Rubin

TJA Pope Solar LLC requests to prepare a site for the construction of a 5 MW Solar DC Array. The installation will consist of a solar photovoltaic (PV) system consisting of approximately 16,540 solar PV modules. The entire site comprises almost 76 acres of which 20 acres will be developed. The site is bordered by vegetative buffers of mature and juvenile vegetation, providing screening to adjacent parcels.

The site is a current gravel mining location operating under an earth removal permit. The intent of the solar project is to use the land after the mining operation has been completed. The level of gravel has a

pre-determined final grade that still needs to be accomplished. Once the final grading is done, the solar panels can be installed.

Autumn Kelly, Hamwey Engineering Inc., completed a review of the site plan for the TJA Pope solar energy system improvements. The plans were prepared by Markey & Rubin, Inc. and are dated July 2, 2018 with revisions through August 8, 2018. The applicant's response to our previous comments is provided. We offer the following comments, with the applicant's responses.

1) 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.

Response: Exhibit C – Generating Facility Expedited/Standard Process Interconnection Application was submitted by the applicant to fulfill this requirement. During the public hearing, the applicant said Town approval is required by the utility company prior to the utility company approving their application to connect to the electrical grid under the SMART program.

2) 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. Daytime and night time increases should be evaluated.

Response: Acoustic calculations submitted by the applicant show that the estimated decibel increase over ambient noise levels at the nearest property lines are within the allowable limits in the bylaws.

3) 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.

Response: Details show the proposed solar panels are not to exceed 20 feet.

b) Electrical diagrams detailing the installation, components, and interconnection methods.

Response: Drawings submitted by the applicant detail 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.

Response: The applicant submitted a waiver request for the sight line representations, stating that the site is naturally screened from neighboring properties.

d) Security plan, including but not limited to lighting, surveillance, parking, and signage.

Response: Security plan submitted by the applicant includes a chain link fence, signage for emergency shutdown, and no planned parking or lighting.

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.

Response: Applicant plans to have signage with emergency contact information and a map to initiate shutdown procedures. Provisions for water for fire protection were not provided. Plans are currently under the review of the Fire Chief.

f) Operation and maintenance plan, to be reviewed and accepted by the Fire Chief and emergency medical services personnel.

Response: Plans under review of Fire Chief.

g) Site decommissioning plan.

Response: The applicant submitted a site decommissioning plan. As a condition of the site plan review, per the Lancaster Bylaws, the property owner shall agree to allow the Town entry to remove an abandoned or decommissioned installation.

h) Description of financial security.

Response: An estimate of removal costs and a description of surety were submitted by the applicant.

4) 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.

Response: Revised drawings submitted by the applicant show the line of selective tree cutting on the site.

5) 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 HydroCAD 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.

Response: The revised model calculations use an exfiltration rate of 2.41 in/hr., and the infiltration trenches were increased to accommodate the increased flow. These results were provided and are satisfactory per Autumn Keller, Hamwey Engineering Inc.

The following waivers were requested by the applicant for the Fort Pond Road Solar Project:

- Section 220-74 Fencing – Requires chain link fencing that is “solid slatted” and erected to a height of eight feet to provide site security and additional visual protection to abutting properties. A waiver is requested to allow a 7’ high un-slotted fence. The array is located in such that the buffer strip of natural vegetation will provide ample screening from adjacent properties. In addition, the plans have been revised to include language regarding the planting of vegetation along the YMCA property line as part of the previous agreement. Finally, the proposed vegetative screening along the roadway should supply ample screening for the project, which is located more than 1200 feet from the road.
- Section 220-76 I. (20) requires sight line representations depicting in profile the view of the

proposed installation, and any appurtenant structures, from the location upon any public road within 300' that would have the most unobstructed view of the installations, and from the closest wall of each residential building within 300' for the highest point of the installation. Although the array is in excess of 1200' of the Fort Pond Road and 400' from the nearest YMCA structure, the 9 new utility poles will be within 300' of the road. A waiver is requested to not show line of sight depictions for the additional 9 poles in the area. It should be noted that these proposed poles are in the vicinity of existing utility poles.

The stormwater runoff design for this site is to provide a stone trench at the drip edge of each solar panel. The size of this trench is calculated to ensure for up to a 100-year storm, all runoff from a solar panel is contained in the trench. The final condition of the soils will require a shallow coating of seeded top soil.

The Board determined the Stormwater Permit request to prepare the current gravel excavation site will not circumvent the intent of the Lancaster Stormwater Management Bylaw or the Lancaster Stormwater Management Rules and Regulations.

At 8:37 PM a motion was made by Jeanne Rich to close the Stormwater Public Hearing. Frank Sullivan seconded the motion. No discussion. VOTE: 5-0-0.

At 8:38 PM a motion was made by Jeanne Rich to approve the Stormwater Permit as presented. Russ Williston seconded the motion. No discussion. VOTE: 5-0-0.

At 8:40 PM a motion was made by Jeanne Rich to approve the Site Plan for TJA Pope Solar LLC energy system with the following conditions:

- The applicant shall be responsible for addressing any outstanding issues as identified in letters from Hamwey Engineering, Inc., dated August 13, 2018, unless otherwise noted here. Prior to the commencement of the project, the applicant shall provide written certification from the applicant's engineer of record that the issues in said letters have been adequately addressed and compliance has been achieved.
- The Safety/Emergency Response Plan shall be reviewed by the Fire Chief and a written response provided to the Planning Board. The Plan shall identify the locations of all nearby fire hydrants.
- The Operations and Maintenance Plan shall be reviewed by the Fire Chief and a written response provided to the Planning Board.
- The Site Decommissioning Plan shall have a condition that the property owner shall agree to allow the Town entry to remove an abandoned or decommissioned installation.
- A revised Removal Cost Estimate shall also be provided that shows the amount of the cash or surety bond to be held during the time of operation. The funds will be held in a joint account between the Town of Lancaster and the Applicant, and the language of the legal instrument shall be agreed between the Applicant and the Town of Lancaster before the time of issuance of a building or electrical permits.

- A Site Manager shall be engaged to oversee the removal and planting of the vegetated buffer of trees. At the Applicant's expense, \$15,000 shall be remit to the Town of Lancaster to pay for the services of the Site Manager.
- A 200' wide, 30' high vegetated buffer of trees and shrubs shall be maintained on the west side of the site. A 100' wide, 30' high vegetated buffer of trees and shrubs shall be maintained on the east side of the site.
- The Applicant shall provide screening from the YMCA property with white pine or spruce trees spread at 10 feet apart with a height of six feet.

Russ Williston seconded the motion. No discussion. VOTE: 5-0-0.

Review, Site Plan Amendment and Stormwater Management Permit-James Monroe Wire & Cable, 842 Sterling Road

Present: John Farnsworth, Farnsworth Engineering Associates

John Farnsworth said the applicant is requesting an amendment to the Site Plan of James Monroe Wire & Cable located at 842 Sterling Road. The following are the proposed modifications to this plan:

- Addition of existing buildings to the stormwater calculations
- Addition of building roof downspouts
- Movement of drop trenches horizontally, and increased in size and uniformity
- Increased footprint of detention pond

Scott Miller, Haley and Ward, Inc. reviewed a site plan and stormwater amendment for 842 Sterling Road. The amendment water prepared by Farnsworth Engineering Associates and is dated August 4, 2018. We offer the following comments:

1) The amendment proposes to relocate the loading bays to allow for free drainage from the bay area. The parking area has been relocated to an area between the loading bay and the road. The parking area proposes 18-foot depth spaces where 20 feet is required by the zoning bylaw. The proposed traffic aisle is 22-feet where 24-feet are standard practice. The parking area should be widened to provide adequate maneuvering space.

2) The amendment proposes to replace stone drip trenches on either side of the structure with downspouts tied to 12" perforated drains sent in a stone trenches that will surface at the rear of the building. The stone trenches were originally designed to provide recharge of the roof run off.

- Invert grades should be shown on the new perforated drain inlets and outlets to allow for review and construction.
- b) An outlet control should be provided on the drains to ensure the diversion of water to the stone trenches to meet the recharge requirements for the site.

At 9:10 PM Jeanne Rich made a motion to approve the amended Site Plan and Stormwater Permit for Monroe Wire & Cable with the following conditions:

- The traffic aisle is to be twenty four feet and the parking area should have an eighteen foot depth space.
- Catch basins must be installed at the end of the down spouts. It must have a one foot perforated drain for the down spout with a one/thirteenth grade for the two catch basins.

Frank Sullivan seconded the motion. No discussion. VOTE: 5-0-0.

General Business

Noreen Piazza informed the Board that the Open Space and Recreation plan is finished and is certified by the state until 2024.

Noreen Piazza discussed the printing costs associated with the Open Space and Recreation plan and requested the Board provide reimbursement.

Jeanne Rich made a motion to reimburse Noreen Piazza \$335.08 for printing costs. Frank Sullivan seconded the motion. No discussion. VOTE: 5-0-0.

Minutes

Jeanne Rich made a motion to approve the minutes of July 23, 2018 as presented. Russ Williston seconded the motion. No discussion. VOTE: 4-0-1 (Frank Sullivan abstained).

Jeanne Rich made a motion to approve the minutes of July 30, 2018 as presented. Russ Williston seconded the motion. No discussion. VOTE: 5-0-0.

Adjourn

At 9:12 PM, Jeanne Rich made a motion to adjourn the Planning Board meeting. Frank Sullivan seconded the motion. No discussion. VOTE: 5-0-0.

Respectfully submitted,

Debra Dennis, Office Manager