

TOWN OF LANCASTER
PLANNING BOARD
Prescott Building, Nashaway Meeting Room
Monday, September 10, 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: September 10, 2018
- Letter dated September 10, 2018 from FC Stars Soccer Club concerning FC Stars Soccer Complex
- Email dated September 10, 2018 from Scott Miller, Haley and Ward, Inc.-concerning review of updated spreadsheet from RAD for the FC Stars site.
- Lan-062 FC Stars Construction Material Billing
- Revised Site Plan for Review Solar Energy System, 267 Brockelman Road Letter dated September 6, 2018 (6 Sheets)
- Letter dated August 27, 2018 from Hamwey Engineering Inc. -267 Brockelman Road Solar Review
- Letter dated September 10, 2018 from Hamwey Engineering Inc. – 267 Brockelman Road Solar 3rd Review
- Letter dated September 6, 2018 from Borrego Solar-response to 3rd Review by Hamwey Engineering Inc.
- Stormwater Memo from Borrego Solar-267 Brockelman Road Solar Energy System
- Decommissioning Plan for 267 Brockelman Road Solar Energy System, dated September 6, 2018 from Borrego Solar
- Email from Fire Chief Michael Hanson dated September 10, 2018-Revised plans comment for Borrego Solar 267 Brockelman Road
- Email dated September 4, 2018 from David Koonce, Conservation Agent – Eagle Ridge trail and boardwalk cost estimates
- Draft Minutes: August 13, 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.

Robert W. Redmond, Director of Operations at FC Stars, Inc. responded to the construction review that was prepared by Haley and Ward dated June 21, 2018, regarding the FC Stars Soccer Complex at 70 McGovern Boulevard. Their comments are as follows:

The following items were noted as incomplete:

- 1) 10' bituminous walkway on south end of lower fields

Response: This item was removed from the scope of work. There was no desire for a walkway on the southern end of the fields. We wanted to keep spectators as far from the wetland areas as possible.

2) Walkway, fencing and anchors between lower fields.

Response: This item was removed from the scope of work.

3) HP ramp system between upper and lower fields

Response: We have not installed a ramp system for a couple of reasons.

- *The lower fields are HP accessible from the lower parking lot that is now in place.*
- *Steve Boucher has an easement to install a 30-inch diameter drainage pipe that would travel under the proposed location of the ramp and we prefer not to install at present until that work has been performed or removed from the overall development plan.*

4) Storm shelters

Response: The storm shelter will be installed separately; we are currently awaiting permit approval from the town of Lancaster for the proposed storm shelter.

5) Top course of bituminous pavement between upper and lower field parking areas

Response: Still to be installed by RAD.

6) Office/bathroom facilities from Phase 1

Response: The office/clubhouse building with bathrooms that was previously approved has been rescheduled in the future due to uncertainty regarding development of public water source to service the building. Once that becomes clarified we will quickly move to construction of the building.

7) Two equipment sheds west of fields

Response: One equipment shed was installed to the north of the fields and one will be installed at the time of clubhouse construction in the future.

8) HP parking signage

Response: Will be added by RAD.

Additional Comment: The signs have now been installed along with a complete pavement arrow and signage system for both parking lots to increase safety and traffic flow at the complex.

9) Shade trees

Response: We assume this refers to the lower parking lot area? If so, these are under current consideration by the FC Stars Board of Directors as part of an overall planting plan for the facility.

Additional Comments: FC Stars has contracted with Paragon Landscaping to provide the trees, number and location designated in the approved Hannigan plan. They will be planted on the week of 9/24. They are Pyrus 'Chanticleer' 2-2.5" caliper pear trees (same as those installed in Phase 1 parking lot).

10) Drainage: The lower fields have been combined into a single L-shaped turf area through the removal of an interior walkway and the elimination of interior fencing. The change does not provide a significant impact to the site drainage. Consideration should be given to padding the base and bottom section of the light standard, which is now within the playing surface.

Response: This is a good suggestion given that the space between the two fields is not as great as that between the upper fields. We still believe there to be sufficient space between the pole and the field to avoid probability of collision and injury (10 feet) but are looking into gym padding materials that would give us an extra level of protection.

Drainage: The underdrain piping could not be inspected as it is under the completed field. The outlet to the storm water management pond is in place and appeared to be functioning. A 10-foot by 20-foot sinkhole was observed off the south west corner of the field away from the field foundation and any known piping. The underground condition causing the sinkhole formation should be investigated with a report provided to the Planning Board.

Response: RAD has investigated this sinkhole. It is on the location where snow was stockpiled away from the work in winter and we believe it was caused by the frost. RAD has agreed to restore this location.

Additional Comment: The sinkhole has now been restored and loamed and seeded. In addition all the run-off areas have been swept and cleared and the areas involved loamed and seeded. The newly planted areas have taken well to vegetation and were mowed for the first time last Friday.

11) Clubhouse: The club-house area remains undeveloped. The area has been graded, loamed and seeded. Two structures have been added to the upper field parking area to include a small booth style structure east of the upper parking area and a more substantial utility structure on a foundation north of the upper parking area. These structures are not shown on the approved site plan. The use, size, construction and location of these structures should be provided to the Planning Board with a confirmation that the structure(s) are not located within the required setback from McGovern Boulevard. I have attached a plan that shows location along with the setback from the road.

Response: See above RE: clubhouse. The small booth can be used for storage and/or concessions. The larger utility shed was located in accordance with advice from William D. Hannigan, the site engineer for the project, and is in full compliance with allowed setbacks from McGovern Boulevard. The utility shed is used for storage of field equipment and the Gator Utility vehicle that is used at the complex. Both buildings are wooden framed with vinyl siding. The smaller booth has an 8x10' footprint, while the larger utility shed measures 12x24' on a 14x30' concrete pad. Both had approved building permits from the Town of Lancaster.

The facility is in regular use without permanent sanitary facilities. Currently two portable toilets are

located east of the upper parking lot. The schedule for permanent facilities should be provided to the Planning Board. Two additional portable toilets should be provided for the lower fields with one of the upper field toilets replaced with a wheelchair accessible unit.

12) Portable toilets: The inspection took place after the regular season for the club was over. That is why there were only two portable toilets on site at that time. In the regular season use periods we have six portable toilets in site, including one wheelchair accessible unit. If we have a high volume event such as a tournament we always add additional portable toilets to cope with demand. Permanent bathroom facilities will be installed within the clubhouse building when the water service situation is clarified.

13) Parking area: As the work to construct the lower parking area could was not observed we are not able to confirm the installation was in accordance with the approved site plan. With construction complete, cores of the pavement and underlying gravel base would be required. This destructive testing could be replaced with an analysis of the gravel and pavement yield to estimate the depth of each course placed. Dated delivery slips showing the tons furnished of each material. This information would be combined with the areas of coverage to estimate the applied depth

I have attached all the details regarding gravel purchase and delivery for your information. I have yet to receive the asphalt delivery evidence but will forward as soon as I receive it.

Additional Comments: Bryan Weiner, the R.A.D. Project Manager, has checked the calculations against the specifications and has also shared calculations with Scott Miller of Haley and Ward. I believe, that as of 9/10/2018, there is no significant discrepancy between the installed pavement and the specifications, per Scott Miller

All work was performed in accordance with permitting and best practice.

Scott Miller of Haley and Ward reviewed a letter from the FC Stars Football Club dated September 10, 2018 regarding the FC Stars Soccer facility at McGovern Boulevard. 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.

Scott Miller from Haley and Ward Inc. said he received updated adjusted numbers from RAD. He said the revised calculations show the yield depths to be reasonably close to the design values. The as built pavement depths and gravel base placement meet the design intent of the approved site plan.

Continuation of Review, Site Plan for Ground-mounted Solar Facility- Borrego Solar, 267 Brockelman Road and Continued Public Hearing, Stormwater Management Permit, 267 Brockelman Road

Present: Weston Standis, and Brandon Smith, Borrego Solar Systems Inc.

The proposed installation will occupy approximately 8 acres on a 62-acre parcel located on Brockelman Road in Lancaster. Though the site is located in an undeveloped area consisting of meadow and pasture, an access road currently exists and no new construction is required. The existing access is proposed to be utilized “as is” for this project and does not require paving. No new impervious surface area is proposed other than the 1,000 sq. ft. of concrete needed for a single equipment pad.

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 switch gear
- Battery storage (6 MWH)
- Underground trenching
- Overhead power lines to interconnection point on Brockelman Road (determined by National Grid)
- Gravel access driveway
- Perimeter security fence (7 feet high)

- Access gate
- Warning signage on security fence

After construction, the installation will be unmanned except for those periods of repair and/or maintenance, including mowing and snow removal. Because the facility will be unmanned, no parking area is necessary. A seven-foot chain-link security fence will surround the installation.

The post-construction runoff will be less than the pre-construction runoff based on TR-55 curve numbers. The existing topography will remain the same under the panels with no change in watershed areas or flow direction being proposed. Aside from the grading around the new concrete equipment pads (approximately 1,000 SF), the proposed roadway will be constructed at existing grade.

The following are waivers the applicant is requesting:

- Setbacks, Article XVIII, §220-76 (H) (2) (B and C)
- Buffer strips, Article XVIII, §220-76 (H) (1) (B)
- Fence height/material, Article XVIII, §220-74, Definitions: Fencing, Adequate Screening

At 7:25 PM Jeanne Rich made a motion to close the Stormwater and Special Public Hearings. Russ Williston seconded the motion. No discussion. VOTE: 5-0-0.

At 7:33 PM Jeanne Rich made a motion to approve the Site Plan, Stormwater Permit, and Special Permit for Borrego Solar Ground-mounted Solar Facility at 267 Brockelman Road with the following conditions:

- 1) The subject parcel must be released from Chapter 61A tax designation prior to issuance of a Building Permit.
- 2) The vegetation on both sides of the entrance on Brockelman Road must be cleared up to 225 feet (per the site triangle denoted on the plans) in order to provide adequate sight distance.
- 3) The above list of waivers has been granted.
- 4) The security plan has been accepted.
- 5) The decommissioning plan has been accepted subject to a surety bond being provided prior to activation of the solar facility.
- 6) The Applicant shall have up to three (3) years from the date of this site plan approval to complete the project and secure a Certificate of Completion.

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

Discussion, Definitive Subdivision Extension, McGovern Place Subdivision

Present: Tom Bovenzi, Bovenzi & Donovan

Mr. Tom Bovenzi said in 2014 McGovern Place Subdivision was approved with a condition to rescind if phase two is not done in five years. The deadline is March 2019. He asked the Board for an extension of five years which would be March 2024.

Jeanne Rich motioned to approve the definitive subdivision plan for McGovern Place Subdivision to allow for an extension of five years which will be from March 2019 to March 2024. Tom Christopher seconded the motion. No discussion. VOTE: 5-0-0.

Discussion, Housing Production Plan

Present: Victoria Petracca and Stephanie Stanton

Victoria Petracca said the Housing Production Plan that was prepared by MRPC wasn't submitted previously to the Mass Department of Housing & Community Development. She said she would like to form a Housing Committee to update the Housing Production Plan so that the town can try to get Safe Harbor status. This would allow more control over 40B projects. The Committee can look into affordable housing to meet the ten percent rate. She said the goal is to get into Safe Harbor status and go after opportunities to get the ten percent. She asked the Board for the ability to create a Housing Committee. She said they would have to have two public hearings to discuss the Housing Production Plan. Chairman Lawler said he wasn't sure the Board has the authority to establish the committee. Ms. Petracca said she would check with the Board of Selectmen and would come before the Board at the September 24th meeting to present a preliminary presentation.

Discussion, Footbridge Construction-Eagle Ridge Conservation Area

Noreen Piazza explained Mr. Dick O'Brien, Construction Works LLC, gave an itemized cost estimate in the amount of \$7,843.86 for the Eagle Ridge trail and boardwalk. Two abutters Mr. Roger McIntyre and Mr. Joseph McLaughlin came forward. The Board explained to the abutters the proposed project. The Board discussed the parking lot that is owned by the Homeowner's Association and whether to also convey the property to the town.

Jeanne Rich made a motion to transfer \$7,843.86 from the Planning Board Escrow Account for Eagle Ridge to be used for a footbridge to be constructed by Conservation Works. Russ Williston seconded the motion. No discussion. VOTE: 5-0-0.

Signature, Amended Stormwater Management Permit, James Monroe Wire & Cable-842 Sterling Road

The Board signed the amended Stormwater Management Permit for James Monroe Wire & Cable located at 842 Sterling Road

General Business

Minutes

Jeanne Rich made a motion to approve the minutes of August 13, 2018 as presented. Russ Williston seconded the motion. No discussion. VOTE: 5-0-0.

Adjourn

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

Respectfully submitted,

Debra Dennis, Office Manager