

Planning Board Minutes	
Date:	Wednesday, March 28, 2012
Time:	7:30 pm
Location:	Houghton Building, 697 Main Street. ***Overflow Parking: Please park in the First Parish Church parking lot or Emerson School parking lot. Parking is NOT allowed on Route 117/ Main Street or Mechanic Street for safety reasons.***
Present:	Doug Storey, Jonathan Keep, Mark Duggan, John Karlon and Town Planner, Jennifer Burney Not Present: James Owen and Marc Gautreau

General Business 7:30 pm

Time	Description
7:30 PM	<p>The Planning Board held a public meeting on Wednesday, March 28th, 2012 at 7:30 p.m. to consider the application of Syncarpha Solar, LLC and Renewable Energy Massachusetts LLC who is requesting a Special Permit for the construction of a Solar Energy Facility to be located on a portion of property owned by the Davis Farms Trust located at 125 Still River Road, Bolton MA. The public hearing will be held at the Houghton Building located at 697 Main Street, Bolton, MA 01740.</p> <p>Chairman Doug Storey read the hearing notice and opened up the hearing.</p> <p>The Board heard testimony from Todd Morey from Beals Associates. Land consists of a total of 102 acres. A portion is an active gravel pit and the other has been dormant for 1-2 years where the proposed solar panels will be placed. They will be requesting an ANR splitting the 102 acres into 2 parcels, one for the solar and one for the gravel pit but both will still be owned by Davis Farm and leased to the Applicant. 26 Acres will be in the fenced in area. The topography is relatively flat and still has some gravel that the owner would like to remove. They will sign a 25 year lease. Access will be through the existing gravel haul road and extended 30-40 feet. The frames of the solar panels will screw into the ground and penetrate 3.5 to 4.5 feet deep and are 12-24" in diameter which will be determined by a structural engineer. Other equipment is the panels and racks, inverters and transfer stations. The panels will be a 27 degree angle and will be at a height of 10.5' to the top of the panel. There will be 4 inverters with d/c power collected from the panels and converted into a/c and sent to the transfer station located internally. They filed an application with National Grid on February 17. The utilities will be all underground and connect to the 4 utilities poles on the public road.</p> <p>Maintenance will consist of the area being mowed a few times per year and the panel's power washed with a hose located on a back of a pickup truck. The plants used are low growing plants. They are not cutting any other stabilization material down on the site. The site will be monitored remotely. There will be an 8' fence. Traffic will consist of 1-2 trucks per month. No lighting is being proposed. The road will be plowed as needed for maintenance people and a Knox Box will be provided.</p> <p>Doug Storey indicated that a loop road would have to be put in to address the fire departments concerns. The emergency contingency plan will be provided once worked out with National Grid as well as a final site plan for the fire department as well as a tour of the site.</p> <p>The applicants met with abutters two weeks prior. As far as a visual impact they explained that they were not proposing to add any screening or cutting significant amount of trees. The site is located in a bowl.</p> <p><u>Public Comments:</u> Resident of 1173 Main Street expressed concern about resale value of his home and potential health risks. The applicant responded saying that the transfers are the same current that is already there. There is no additional concentration. All utilities will be underground and connect to what is already on the street. Nothing additional will be added to the lines. There is no storage capacity or batteries. If panels exceed power there is no room to transfer. As far as the property value the applicants stated that the use is no more detrimental than the existing gravel pit and believes it is a less obtrusive use of land with fewer trucks, less dust, no glare, no moving parts. They indicated that the FAA did a study of two airports in Denver Colorado and Frenzo Arizona and showed that the solar panels put off no glare.</p> <p>Resident from 43 Still River Road asked if there was a power failure would there be power generated. The answer was no there is not that ability.</p> <p>Frank Lazgin of 76 Coventry Wood Road. Asked how monitoring is done for the security of the system in case someone got in such as a child. The response was there would only be a fence. There was no way someone could get a shock. The convertors are under lock and key and in a metal shed.</p> <p>Ken Troup from Meadow Road said he was in support of the project that it was good for Bolton Orchards, good income for the Town and provided green energy.</p> <p>Selectmen David Lindsay asked if it met all the setbacks and lot coverage requirements. The answer was yes it did. The lot is 53.8 acres and the fenced in area is 24.66 acres.</p> <p>The meeting was continued to April 11, 2012. All items discussed would be addressed:</p> <ol style="list-style-type: none"> 1. Fire Department concerns 2. Surety 3. Agreement with the utility company 4. Emergency contingency plan

Time	Description
8:20 PM	<p>ANR for Davis Farms Trust located at 125 Still River Road, Bolton MA. Mark Wheeler from Ross Associates presented the ANR plan. Lot 1 will consist of 53.87 acres and be provided for the Solar project. 357' of frontage is on Still River Road. Lot 2 will consist of 48.04 with frontage on Still River and Route 117 with an address of 125 Still River Road and will consist of the gravel pit and Bolton Orchards.</p> <p><i>A motion was made by Mark Duggan, Seconded by John Karlon to approve the ANR for Bolton Orchards dated March 20, 2012 drawn by David E Ross Associates and consists of two sheets. 4/0/0</i></p>
8:30 PM	<p>Pursuant to M.G.L. Chapter 40A, Section 5, the Planning Board Hearing is continued from Wednesday, March 14, 2012 at 8:30 pm to discuss proposed amendments to the Town's Zoning Bylaw.</p> <p>The following articles were discussed:</p> <ol style="list-style-type: none"> Local Historic District (Sponsored by the Local Historic District Study Committee) Steve Bing was present and discussed Version 11 the latest revision. A public forum would take place on April 9th at 7:30pm. The results of the survey will be posted on the blog. The board asked if there were any public comments. Vin Alfano of Main Street indicated that he did not support the proposed LHD due to past experience in Framingham, but thanked the committee for all the hard work they did. Line of Sight (Sponsored by the Public Ways Safety Committee) The committee indicated that the Board of Selectmen voted unanimously to support the article. There was no public comments. Rezoning of Kane property (Citizen's Petition) Kathy Kane Adams presented and stated that the corner lot now consists of 4.32 acres and was modified out of respect of public feedback at prior meetings. The rezoning would allow the project to meet the 8% footprint requirement and make the gas station conforming. Current zoning would allow 46-47,000 SF and the rezoning would allow up to 88,831 SF <p>Board member Jonathan Keep expressed concern about the double of size and the potential it gets sold and developed by someone else. Would like to see a development agreement. He feels the plan looks like a strip mall. Mr. Keep also indicated that he would like to see a plan. The plan as shown is unclear about the future. He doesn't like a grocery store or gas station.</p> <p>Board member Mark Duggan said he too would like to see a development agreement and see something more solid before he votes to support it.</p> <p>Board member John Karlon said he is in favor of a development agreement and would like to see a plan as well.</p> <p>Public Comments: Selectmen David Lindsay asked if the village overlay passes they could put in potentially 102,000 SF of commercial. Resident of 25 Hudson Road asked about the process Dave McKinley of Hudson Road said he would like to see a plan Martha Remington 447 Main Street said she would like to see the residential piece even bigger. As show the original residential piece near Hudson Road is 7.68 acres and the remaining residential as shown on the plans is 4.32 acres. Resident of 392 Main Street indicated he would like to know what businesses are coming. Rona Balco of Green Road asked what the plan is if it doesn't pass Resident of Hudson Road Dave.... Stated that he is not against it but would like to see a plan Resident of 32 Hudson Road said the plan is unknown</p> <ol style="list-style-type: none"> Recodification of the Zoning By-laws no discussion <p>The following are sponsored by the Planning Board and were reviewed by the Board. There were no public comments.</p> <ol style="list-style-type: none"> Amendment of Design Review Guidelines Amendment of Use Table to include provisions for the Solar Bylaw Amendment of the Town Base map to include the Village Overlay District Adoption of Solar Bylaw Adoption of Village Overlay District and related articles <p>The Hearing was continued to April 11, 2012</p>

Submitted by Jennifer Burney, Town Planner