



TOWN OF BOLTON - PLANNING BOARD MINUTES

Meeting Held at the Town Hall – Board of Selectmen’s Room on **May 13, 2015** at 7:30 P.M.

Members Present: Jonathan Keep (Chairman), John Karlon, David Yesue, Erik Neyland, and Jon Ricci.

Also Present: Erica Uriarte (Town Planner), Brian Kopperl (Renewable Energy Massachusetts, LLC), Bob Knowles (Renewable Energy Massachusetts, LLC), Todd Morey (Beals Associates, Inc.), Joel O’Toole (Bolton Orchards), Jeff Winkler (Resident), Shawn Vauser (National Grid), Mark Caisse (Tree Warden), Frank Patterson (626 Main Street), Stan Wysocki (Board of Selectmen), Helene Demmer (Chair of EDC), Brandon Ducharme (Ducharme & Dillis Civil Design Group, Inc.), Jon Balewicz (Resident at Century Mill Estates - Applicant), John Mechlin (Builder for Jon Balewicz) and Scott Hayes (Foresite Engineering)

Call to order: 7:31 P.M.

Erik Neyland entered meeting at 7:34 P.M.

In accordance with the Mullin Rule, E. Neyland signed statement indicating he watched the video of the public hearings for National Grid Scenic Road Prior Written Consent and Berlin Road - Lot 4 Backland Lot Special Permit.

- Hearings

- In accordance with Massachusetts General Laws, Chapter 40A, Section 11, notice is hereby given that the Bolton Planning Board held a public hearing on Wednesday, May 13, 2015 at 7:30 p.m. in the Board of Selectmen Room of the Town Hall, 663 Main Street, Bolton, MA to hear and act upon the application of Syncarpha Still River, LLC and Renewable Energy Massachusetts, LLC for a proposed photovoltaic solar facility (Bolton 2 Solar Project) to be located on Lot 2A at 125 Still River Road, Bolton, MA 01740 in the Residential Zoning District. The applicant was seeking a Special Permit in accordance with The Code of the Town of Bolton, Section 250-26 Commercial Solar Photovoltaic Renewable Energy.
 - T. Morey, B. Kopperl and B. Knowles provided an overview of the project to the Board. The Bolton 2 Solar Project is to be located on Lot 2A as delineated on the ANR plan approved by the Board in 2012 to create Lot 1A and Lot 2A. Lot 1A was originally created to permit and construct the Bolton 1 Solar Project.
 - The Bolton 2 Solar Project is anticipated to be 2.4 MW AC capacity.
 - The site is 13.4 acres comprised of steep slopes reclaimed with vegetation along the perimeter.
 - There is anticipated to be 10,800 panels located between the Bolton 1 Solar Project and the steep slopes along the perimeter.
 - Equipment will include three inverters located throughout site and switch gear near the access gate. Overhead wires from the switch gear will connect to the utility poles on Still River Road. The connection to the circuit will include four new poles (three phase power).
 - There will be a gravel access road provided through the site leading to the inverter locations as well as 25 ft. separation areas between the rows of panels. The material for the gravel access road will be in accordance with MassDOT Specifications.

- The perimeter of the facility will be secured with fencing that will provide a 4-inch gap along the bottom for animal movement.
- The slopes will be 5:1 inside the perimeter fence and 2.5:1 outside the perimeter fence of the facility.
- Erosion controls will be provided on the steeper slopes during construction to prevent movement of sediment. Erosion controls to prevent stormwater from gaining velocity and causing erosion include erosion control blankets, silt fence, and silt socks. A construction entrance will also be installed to remove sediment from vehicle tires.
- Stormwater runoff will drain to the low point on site and infiltrate (bowl shaped gravel pit). A stone lined swale will be installed to capture stormwater runoff from the Bolton 2 Solar Project and drain it to the existing stone trench/basin towards the rear of the property. Site plans will be updated to show detail of swale.
- There was a site walk on May 7th with the Planning Board, Conservation Commission and Fred Hamwey (Hamwey Engineering, Inc. – peer reviewer).
- F. Hamwey reviewed and approved the site plans. F. Hamwey will conduct construction oversight of the project as well.
- Findings for the Special Permit were described in the application submittal.
- The applicant sought to prorate the financial surety for the Bolton 1 Solar Project to determine the required bond for the Bolton 2 Solar Project. Town Counsel will review and provide comments regarding the decommissioning agreement (surety) that will also be reviewed by the Board of Selectmen during Site Plan Approval.
 - \$144,000 decommissioning surety, \$25,000 at building permit, and installments of 5% for 16 years after.
- The applicant requested the Board to consider extending the Special Permit for an additional year for a total of two years.
 - In 2012, the Bolton 1 Solar Project took approximately one year and three months for permitting before construction could begin due to net metering rules/legislature.
- J. Winkler of 44 Still River Road asked how much capacity the project would be taking from the circuit on Still River Road. Would there be available capacity for residents wanting to install panels?
 - B. Kopperl indicated that National Grid controls the circuit. The Bolton 2 Solar Project will be half the capacity than the Bolton 1 Solar Project. He was not sure whether or not this project would max capacity of the circuit. Net metering and engineering will dictate the capacity.
 - B. Knowles offered to call National Grid to ask about the capacity of the circuit on behalf of the resident.
- The Bolton 1 Solar Project sold their net metering credits to Chelmsford.
- Benefits of the Bolton 2 Solar Project to Bolton include tax benefits, alternative energy generation and minimal noise/visual/odor impact to neighborhood (low impact use).
- The Fire Department requested that signs with the project names (Bolton 1 Solar and Bolton 2 Solar) be installed on the entrance gates to each facility.
- The Interconnect agreement between the Bolton 2 Solar Project and National Grid will be conditioned in the permit.

- **D. Yesue motioned to close the hearing. 2nd by J. Karlon. All in favor 5/0/0.**
 - **J. Karlon motioned to support extending the Special Permit (as a condition in the permit) from one year to two years to allow for necessary local, state and federal permitting by the applicant. 2nd by D. Yesue. All in favor 5/0/0.**
 - Renewable Energy Massachusetts, LLC agreed to assist with contacting Eric Aubrey from Gehrlicher Solar America Corp. to correct the fence openings and sediment accumulation along the corners of the fence established for the Bolton 1 Solar Project.
 - **J. Karlon motioned to support Site Plan Approval with Board of Selectmen regarding the Bolton 2 Solar Project. 2nd by D. Yesue. All in favor 5/0/0.**
 - The Planning Board will review/vote on the Special Permit at their next meeting.
- In accordance with Massachusetts General Laws (MGL), Chapter 87, Public Shade Tree Law, Section 3 (Cutting of Public Shade Trees; Hearing; Damages) and M.G.L. Chapter 40, Section 15c (Scenic Road) and Section 250-24 of the Bolton Zoning Bylaws (Scenic Roads), the Town of Bolton Tree Warden and Planning Board held a continuation of a joint public hearing on May 13, 2015 at 8:30 p.m. at the Bolton Town Hall, 663 Main Street, Bolton, MA. The original hearing was conducted on April 29, 2015. The hearing was regarding an application from National Grid to remove public shade trees on Wattaquaddock Hill Road, Sargent Road, Ballville Road, and Sawyer Road.
- M. Caisse marked the trees to be removed whose tree stumps will be removed as part of the project. All other trees to be removed will be ground to 2-inches above existing grade to stabilize slope and shoulder of road.
 - M. Caisse will coordinate with the DPW to install the replacement trees (at locations approved by M. Caisse) and the voluntary gift from National Grid (\$10,000) will be used to purchase the trees.
 - S. Vauser will need invoices from the Town to pay the voluntary gift of \$10,000.
 - **D. Yesue motioned to close the hearing. 2nd by J. Karlon. All in favor 4/0/0.**
 - **The Planning Board and Tree Warden provided written consent conditioned upon the following items:**
 - The applicant shall be required to remove selected tree stumps determined by the Bolton Tree Warden. The applicant shall also be responsible for the stabilization and restoration of the tree stump removal area. The tree stumps to be grinded including the following:
 - One (1) 22" Maple between Poles 23 & 24
 - One (1) 42" Oak at Pole 106
 - One (1) 20" Oak between Poles 6 & 7
 - One (1) 16" Hickory between Poles 3 & 4
 - Two (2) 12" Hickories between Poles 19 & 20
 - The applicant shall cut all remaining tree stumps to two (2) inches or less above existing grade.
 - The applicant shall provide \$10,000 as a voluntary gift to the Town of Bolton for the purchase and installation of replacement trees.
 - The applicant shall coordinate with Verizon to correct the double pole issue on Wattaquaddock Hill Road, Hudson Road and Harvard Road. Coordination shall commence prior to the cutting of trees and documentation shall be provided to the Town of Bolton.
- Business

- Frank Patterson, 626 Main Street – Driveway Application
 - F. Patterson sought to construct a secondary driveway entrance at 626 Main Street.
 - Fred Hamwey (Hamwey Engineering, Inc. – peer reviewer), DPW and the Police Department are in favor of the second driveway entrance.
 - The Police Department indicated that the second driveway entrance would provide additional gaps in traffic to allow vehicles trying to pull out along Main Street to enter traffic flow.
 - The Public Ways Safety Committee concerned with cars coming over hill going west bound on Main Street that seek to turn left into the parking lot at 626 Main Street using the new driveway entrance. Possibility for bumper to bumper accidents.
 - The existing driveway entrance is closer to the existing curve in the road. The curve makes it difficult for vehicles pulling out of the existing driveway entrance at 626 Main Street to see oncoming vehicles travelling east bound. The second driveway entrance improves line of sight.
 - Several of the Board members felt that a second driveway entrance would not provide significant benefit for vehicles entering/exit the site. Other members felt that a second driveway would provide a release valve.
 - J. Keep discussed having vehicles enter from one driveway entrance and exit from the other driveway entrance to generate a traffic pattern in one direction through the parking lot. The Board disagreed.
 - H. Demmer, Chair of the Economic Development Committee, is in favor of the second driveway entrance and values the Police Department’s input.
 - S. Wysocki, Board of Selectmen, is in favor of the second driveway entrance as it provides additional options for vehicles travelling into and out of the parking lot at 626 Main Street.
 - **D. Yesue motioned to approve the driveway application for a second driveway entrance at 626 Main Street. 2nd by J. Karlon. All in favor 5/0/0.**

- Jon Balewicz, Century Mill Estates - Request to Conduct Construction Activity on Saturdays
 - J. Balewicz, a resident, is building a home in Century Mill Estates (21 Cider Circle) and requested authorization from the Board to conduct construction activity on Saturdays from May 15th to July 15th for structural framing, siding/trim, porches, and decks. J. Mechlin is the builder.
 - The Board agreed to provide consent for Saturday construction as long as no other builder within the subdivision had overlapping Saturday approval.
 - **J. Karlon motioned to approve Saturday construction to Jon Balewicz and John Mechlin at Century Mill Estates (21 Cider Circle) from May 15th to July 15th, excluding holidays. 2nd by D. Yesue. All in favor 5/0/0.**

- Scott Hayes, Foresite Engineering, 369 Old Bay Road – ANR
 - The applicant sought to create Lots 1A and Lot 2 from existing Parcels 5.B-1 and 5.B-94 and add Parcel A to existing Parcel 5.B-49.
 - **J. Karlon motioned to approve the ANR Plan prepared by Foresite Engineering for Old Bay Road and Wilder Road dated May 7, 2015. 2nd by D. Yesue. All in favor 5/0/0.**

- Gentle Manor Builders, LLC, Parcel 2.B-68 (Lot 4), Berlin Road - Backland Lot Special Permit

- The Planning Board closed the hearing on April 29, 2015. The Board reviewed the Backland Lost Special Permit for vote and signature.
 - **J. Karlon motioned to approve the Backland Lot Special Permit for Berlin Road, Parcel 2.B-68. 2nd by D. Yesue. All in favor 4/0/0.**
 - Brandon Ducharme, Ducharme & Dillis Civil Design Group, Inc., Houghton Farm Subdivision – ANR to Modify Lot Lines
 - The applicant sought to add Parcel A (approx. 2,864 square feet) from Lot 2A to Lot 3A.
 - **J. Karlon motioned to approve the ANR Plan prepared by Ducharme & Dillis regarding Lots 2A and 3A in the Houghton Farm subdivision dated March 27, 2015. 2nd by E. Neyland. All in favor 5/0/0.**
 - Northwoods Subdivision, Request to Release Remaining Performance Guarantee
 - **J. Karlon motioned to release the remaining performance guarantee for the Northwoods subdivision. 2nd by D. Yesue. All in favor 5/0/0.**
- Administrative
 - Re-Organization of Planning Board Positions for FY2016
 - **E. Neyland nominated D. Yesue as Chair of Planning Board for FY2016. 2nd by J. Karlon. All in favor 5/0/0.**
 - **J. Karlon nominated E. Neyland as Vice Chair of Planning Board for FY2016. 2nd by J. Keep. All in favor 5/0/0.**

J. Karlon moved to adjourn the Planning Board meeting at 9:57 P.M. 2nd by D. Yesue. All in favor 5/0/0.