



Halifax Planning Board Meeting Minutes December 3, 2015

A meeting of the Halifax Planning Board was held on Thursday, December 3, 2015, at 7:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

Members Present: Mark Millias, Vice-chairman
Rick Greeley, Member
Bob Baker, Member
Absent: Gordon Andrews and Larry Belcher

The meeting was called to order at 7:30 p.m. and the agenda was read into the record by Mark Millias
MOTION: Rick Greeley to accept the agenda as read
SECOND: Bob Baker AIF

Appointments:

7:30 p.m. Site Plan Review – 69 Summit Street, Solar Array

Present: Michael Loin, Bertin Engineering. Proposed solar array in the rear (soy bean) field at 69 Summit St. Flagged by a wetland scientist, but will not be near the wetlands. Soccer Field is adjacent to the property. Will have a 14' wide driveway, putting in 1 megawatt of DC power. Arrays would be angled towards the house. Tree line area between the abutting houses, with only one that would have complete visibility, but will work with them to put up. Wires and everything inside is underground to a transformer, and an inverter, and a turnaround for vehicles accessible. Utility (3) poles 20' apart. Perimeter will have a 7 foot high fence and raised up 6" for small animals to pass under. At the end will have a simple bar gate. Very straight forward, and has pervious drainage with higher capability after post development. The noise will be very minimal, had testing done and can barely hear it.

Mr. Baker: Asked for Zoning

Secretary: Agricultural Residential.

Mr. Millias: any proposed grading?

Mr. Loin: No the panels will go with the grading. Pylons will be pounded into ground. Warranties for 20-should be 25 yrs, but will be changed out at some point. Panels are being created more efficiently. About 3' x 5' panels. 3, 250 panels in total. 1 Megawatt will do 275 – 300 homes.

Mr. Millias: connecting out to the road, there are 2 utility poles.

Mr. Loin: this is existing for lighting the parking area, we will come off it and there will be 3 set back off the road and everything is underground back in. Just the 3 poles and driveway. Requirement for the connection.

Mr. Millias: This is the end point, we have one where they had to connect down the road and have larger overheads, go out to the road, use poles, then go down, over the road.

Mr. Loin: Yes this is 3 phase.

Members asked about the company and how many arrays they have done. Mr. Loin advised about the projects and explained a little bit about the tax credits, and kilowatts produced are traded on market.

Mr. Millias asked about the fence.

Mr. Loin advised that the electrical code for Mass requires a 7' fence or a 6' fence with barbed wire. With raising it up we found the habitat comes back into the area.

Mr. Greeley asked about the heat coming off the panels.

Mr. Loin advised it is about the same as your car in the sun. They also do training with the emergency service and will have a lock box with a key with emergency shut down. Only lighting will be a motion sensor for a light at the inverter. Computer monitored so will know of problem. It will only have maintenance once a week at first then once a month, then down to maybe once a year.

Mr. Millias asked about a barrier on one side.

Mr. Loin: will not be doing anything on that side. Fence will be back to keep the green. Smaller stuff can grow up to 15' and will keep and establish the edge. Keep as much buffer as possible.

Mr. Greeley asked about putting in arborvitaes'.

Mr. Loin advised they have in the past. On that side, drop the fence flush to ground level.

Mr. Greeley concerned of the physical attraction from the kids at the soccer fields.

Visible attraction, security and the vandalism rate on these is almost none.

Mr. Greeley: How many have you built next to a soccer field?

Mr. Loin: None directly to a soccer field. All over the place in residential areas, Even if anyone gets in enclosed, no danger. Even rocks thrown will not break the panel, heavy, like gorilla glass.

Members concerned with soccer balls kicked over and the kids going after them.

Mr. Loin: Maybe netting, if kids know they can't get the balls back, they may not do it. Do some arborvitaes along the edge off the soccer field, on 4 foot hill along the property line, even if grow up to 15' can just trim off.

Mr. Baker: and putting the fence down to the ground.

Mr. Loin: on this side would probably work, can't on this side as the NHESP approvals have to keep it up 6" for the turtles.

Fire Dept. would like 20' around the perimeter all around.

Mr. Greeley would like a row of arborvitaes along the whole side.

Mr. Loin will reach out to the abutter which would like a fence in the back of their property to hide the solar array. They would like a stockade or privacy fence. Take a fence along the property line and keep our chain link fence. A proposed a vinyl stockade fence along the front property line, for visibility thru the yards from the street, and a chain link around the rest of the array. We can be flexible with either fencing or arborvitaes.

Members reviewed the comments from the fire department. 20' clearance from fence and 30' from tree line.

Also have on the small site, the decommissioning plan. Submitted along with the application. How it gets taken care of, how it's taken down. Removal, 90% is recyclable. Wires get pulled out of the conduit, but the conduit stays. Will take 4 – 6 weeks at the most to construct.

Mr. Millias asked about the type of panel.

Mr. Loin advised it will probably be a 340, typical Canadian solar, is a big supplier. The layout is standardized.

Mr. Greeley asked how high off the ground they will be.

Mr. Loin said they are generally 15 feet. The highest point at the back is 15 feet, and 2 ½ in the front. Stack 5 up. These may be 12, cut down on the pitch.

Company will reach out to abutter to see what they may be looking for to satisfy their needs, and along that edge. The solar company will have a ground lease, from the property owner.

Will continue to the next meeting. December 17th at 7:30 p.m.

Form A – 265 Monponsett St., received 12/3 @ 3:00 p.m., but not submitted with Town Clerk. No representative at meeting. Members reviewed the shape factor, and decided to continue to next meeting Dec. 17, 2015

Meeting Minutes:

Motion to accept the Meeting Minutes of November 5, 2015 with changes noted

MOTION: Bob Baker

SECOND: Rick Greeley

AIF

Secretarial:

State Ethics hand-outs received and signed by members present.

Form A scheduled for tonight's meeting was withdrawn this afternoon and will re-submit when lots are re-configured.

Bills:

Motion to pay invoice #2665 to Merrill Associates in the amount of \$1,470.00

MOTION: Rick Greeley

SECOND: Bob Baker

AIF

Secretarial: Mr. Peter Annis from 4 Heron Rd. formally submitted a written statement regarding the status of the driveway to road transition.

Discussions:

Adjourn:

Motion to adjourn meeting.

MOTION: Rick Greeley

SECOND: Bob Baker

AIF

It was unanimously voted to adjourn the meeting at 8:45 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary
