



**Halifax Planning Board
Meeting Minutes
March 15, 2018**

OFFICIAL

A meeting of the Halifax Planning Board was held on Thursday; March 15, 2018, at 6:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

Members Present: Gordon Andrews, Chairman; Karlis Skulte, Vice Chairman, Jonathan Soroko
Absent: Larry Belcher & Mark Millias

The meeting was called to order at 6:44 p.m. and the agenda was read into the minutes by Gordon Andrews
Motion to accept the agenda as read

MOTION: Karlis Skulte

SECOND: Jonathan Soroko AIF

Appointments:

6:45 p.m. Form A – South St. for Bradford White.

Present: Alan Dias representing, and Bradford White

Form A submitted and wanted to get Conservation delineated in 2004, submitted a RDA and approved. The work was still 172 feet from house. Has now decided to subdivide the lot into two. Your question was the wetlands line. The RDA would stand in perpetuity.

Mr. Skulte: so they said it was not applicable to the previous development.

Mr. Dias: With an RDA, you do a filing, in this case we had a negative determination, is that there will be some work in the buffer zone, and that work was limited to 75' of the buffer zone.

Mr. Skulte: It has the required amount of uplands, we just weren't sure if it was ever delineated or formally approved at any point, or just surveyed. Looks like Conservation looked at it back in the day.

Motion to accept the Form A for the property located at 233 South St. Map 111 Lot 4C for the applicant Bradford and Beverly White, P.O. Box 383 Halifax, MA, Plan drawn by Webby Engineering Deed recorded in the Plymouth County Registry of Deeds Book 30538 page 217. Planning Board file # 18-A-174

MOTION: Karlis Skulte

SECOND: Jonathan Soroko AIF

6:50 p.m. Site Plan Review - Solar Array . River St. Map 117 lot 1 (Informal Discussion)

In Attendance: Evan Watson, Robert Grant, Ed Angley

This again is an informal presentation, petition for Site Plan Review, for solar farm off River St. Before the conservation Commission for an ANRAD to delineate the wetland resource areas, and filed a NOI to do the Plan presented is what they filed with Con Com. It shows wetlands and the property at large, located at the intersection of River St. and Pratt St. All open field, with wetland in middle, to the north and ditch to south. Two access roads noted. Aerial photo of site, existing road and outbuildings shown, also road that goes to the rest of the property. Highlighted the wetland resource in blue, floodplain in yellow and property in green.

There is a stream to the east (USGS map) flow channel and culvert. River front is not on property. There are floodplain areas, A with no elevation associated with it. Will be in discussion with conservation regarding that.

Very minimal tree clearing, and vegetation management. Site is pretty clear. Extras trees around the existing structures they will take out and where it interferes with the infrastructure, where it may cause shading or fall hazard, just the tall trees. Grading and erosion control plan, will be subject to a NPDES (national pollutant discharge elimination system) general construction permit, disturbing more than 1 acre. Will need a SWPPP (storm water pollution prevention plan) and responsible for controlling the storm water thru the storm water management regulations. Provide silt fence in specific area, adjacent to the resource area. Stockpile management, concentrated flow and check dams. Access road from River St. to the central portion of the property, will be gravel, and beyond that is an access road to the rest of the site. Gravel and top 6-8 inches will be mixed with top soil, plantable gravel road. Will have reflectors along the road, and will be traveled once a month, more likely once or twice a year for maintenance.

Plan that show the limits of the solar array, have equipment located, equipment skids, and on that the transformers and inverters. Centrally located is the battery storage. (New technology, Mr. Watson explained to the board). Also highlighted on plan is staying outside 100' buffer as much as possible, in all cases staying outside of the 50', except where existing road comes in. Trying to minimize as much disturbance to the land as possible.

Mr. Skulte asked about a fence along the property line. Mr. Watson explained the fencing around the property, completely closed off, and that it will be 7 feet high, with 1ft barbed wire, and 6 inch left above the ground for animals. (correction made... 6 ft. fence, 1 ft. barbed wire, total of 7 ft.) He also explained the access drive, 18 ft. wide to accommodate the fire Dept. and it will be permeable sub base, gravel. They also stated that they had two prior meeting with the Fire Dept. and will be giving funds for training with the Department. The last page consists of the erosion controls, mulching, blankets if needed, silt fence, details about the battery stack, reflector poles and string inverters. They discussed the request for perennial foliage, arborvitae screening. There will be a no cut area outside the fence, between fence and pavement. There is about 20' between trees and fence, and thought to do Leland cypress, but asked that it be limited to the front of the property (River St.) Basically to fill in any gaps.

Mr. Watson then discussed the Flood Plain, and that they have kept everything outside of the overlay district, other than a portion of the access road. Elevation is the same, was taken from FEMA maps about 30 throughout. Topography is provided by USGS, information, ANRAD, 2 foot contours that was surveyed and can find on Oliver, used this and is within a 1 -2 foot tolerance. They have filed a NOI and ANRAD with Halifax Conservation Commission.

Mr. Skulte asked if they are requesting any waivers. Mr. Watson said no other than the scale to be shown on 40 scale plans. It was then asked about how far to go for power, to make the connection in the right of way. Mr. Watson showed the existing power pole on river St. near entrance. There will be a pole farm, all underground conduit, riser pole, equipment, the Nat'l Grid meter which they will go up, and the disconnect switch, and one wire to the existing pole. Not a lot of upgrading needed to be done on this site. Mr. Skulte questioned that it is Nat'l Grid and nothing for structure on their poles, they will be able to support for the power that will be generated? Bob Grant replied that the infrastructure will need to be upgraded, right now is single phase, bring up to 3 phase, possibly new poles set in the existing locations, heavier wire, and age of the poles. Mr. Skulte asked if it could go underground. Mr. Grant stated that he has not seen that. (electric Co' also says easier to repair if damaged.)

Mr. Andrews asked about the setbacks for the panels. Mr. Grant again stated the Fire Departments request for emergency vehicle access. Setback table shows as front, 50', side yard 30' and rear of 40'. They members and petitioner then discussed the battery storage. A Cabinet about the size of a trailer sits on a small pad. Drainage calcs are staying the same.

The panels will be mounted on posts, driven into the ground, 6 – 8 feet down. They will be about 13' on center apart and will carry the wind and snow loads. (per local wind zone) Will sustain hurricane forces with geo tech pole tests. (4 to 6 months to complete) Mr. Skulte asked how many houses it would power up. Mr. Watson said about 1000 houses. The site will produce about 8 million kilowatts per year. The battery pack was then discussed in regards to the storage, matching production with supply and demand. Use to modulate the peak demand, incorporate the storage as a component to the systems to knock down the peak, to create pods of energy to call on locally during peak times. The batteries hold about 10 megawatt hours of storage, the equivalent of 4.5 hours @ 2.5 megs. The batteries will probably have a 5 year life cycle. Each container has several batteries inside. The system is programmed to monitor itself. The electrical contractor that installed the system will be one that would work on any issues.

Mr. Soroko again asked about the batteries, if they were lithium, and questioned if they are flammable, will there be a fire suppression system inside the trailer holding the batteries. Mr. Watson explained they are still designing the interior and will get back to the board. Mr. Grant explained they will probably have air conditioning and a heater inside to ensure they stay at a certain temperature, climate controlled. But will get more information on this subject. Operating procedure is if there is a fire, they will turn off the system, (main switch at front of property) to de-energize it. (485 feet frontage on River St.) Permitted us except in the I-2 zone, no special permit required. Mr. Skulte asked about any permits were needed to construct in the floodplain. Mr. Watson said they will not be constructing in the flood plain, only a portion of the fence and access way is within the floodplain, and are not structures, so no permit should be required, he also spoke with the building inspector.

Requests: 1) General scope of landscaping /general plantings in front of fence.
2) To check the floodplain rules and regulations

Copy of Fire Dept. requests given to Mr. Grant. (Mr. Skulte read into minutes)

Secretarial/Meeting Minutes:

Motion to approve Meeting Minutes of March 1, 2018 as written

MOTION: Karlis Skulte

SECOND: Jonathan Soroko

AIF

Members asked about: Special Permit for Estate Lot, (10 Thompson St.), 320 Monponsett St. Site Plan Review, both will be in next meeting, April 5, 2018. Famous Pizza- when will they open – secretary not sure at this time.

Unregistered Vehicle permit: 16 Cedar St. - Board elected not to take any action at this time, will wait until after the Board of Selectman hearing.

Motion to pay invoice #I52834569 for WBMason for office supplies in the amount of \$45.76

MOTION: Jonathan Soroko

SECOND: Mark Millias AIF

Memo: Board of Selectman: Re-forming the Zoning By-law Committee, for a member to represent the Planning Board and participate. Any interest, contact the BOS. Mr. Andrews stated he was interested and would like to be on the committee

Motion to adjourn meeting.

MOTION: Jonathan Soroko

SECOND: Karlis Skulte AIF

It was unanimously voted to adjourn the meeting at 8:50 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary

