

MILLBURY PLANNING BOARD
MINUTES
June 11, 2018

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, June 11, 2018 at 7:15 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Rich Gosselin, Terry Burke Dotson, Paul Piktelis, Michael Georges, Mathew Ashmankas

Absent: None

**7:15 p.m. Pakachoag Acres Day Care Center – Site Plan Review/Stormwater Permit
Public Hearing Continued**

David Faist from McClure engineering updated the Board members on the status of Pakachoag Acres Day Care Center. He stated they have received letters from Stantec and the Town Planner with minor comments. He advised that Ms. Connors suggested they submit a revised waiver request letter. They have made minor revisions to the plan based on D.E.P comments on sheet C-1. Due to the existing farm pond there is a stormwater management regulation that requires critical areas with surface water to be 50 ft. away from the recharge areas, therefore they have pushed the detention areas back which caused them to eliminate three spaces. He added that Stantec's comments were to eliminate the snow storage area next to the stormwater basin, add signage for the three employee spaces in front of the garage building and to provide an outline of the snow storage area. On sheet C-2 they will change a minor typographical error regarding the elevation to the spillway.

Laurie Connors expressed concerns for an additional walkway within the parking area. Mr. Faist stated that the applicant doesn't feel it would be used very much and that people would just walk across the parking lot. However, he is willing to discuss and is open to installing the walkway. Ms. Connors believes from a safety standpoint it would be a good idea to install the walkway so people are not navigating traffic through the parking lot.

Ms. Dotson feels the walkway is a great idea and would like to see one installed.

Ms. Dotson also asked for clarification on the traffic pattern. Mr. Faist advised there will be a one way entrance and a one way exit from the side road. She inquired about the location of the snow areas. Mr. Faist indicated on the plan where the proposed snow area will be located, and advised that any excess snow storage will be relocated to the upper part of the site.

Ms. Connors suggested that they shift the playground to allow for a snow area between the walkway and the playground.

Ms. Dotson inquired about the drainage pipe on the roof. Mr. Faist said there is a small area of the roof that drains to the ground and water will make its way to a lawn drain, adding the

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majority of the building will have underground roof drains that will discharge to a basin (#2 shown on the plan).

Mr. Georges expressed concern for the safety of the play area in relationship to the parking areas. He would like to have the applicant install additional protection, perhaps bollards, which would prevent cars from accidentally driving through the fenced area.

Mr. Martin suggested he could install a wood guard rail against the fence to enhance the safety of the play area.

Paul Piktelis made a motion to continue the public hearing to June 25, 2018 at 7:15 p.m., seconded by Mathew Ashmankas, voted unanimously.

7:20 p.m. 276 West Main St -Syncarpha Solar LLC - Site Plan Review/Stormwater Permit Public Hearing

Mathew Ashmankas read the public hearing notice on the application of Syncarpha Solar LLC, located at 276 West Main Street, Millbury, MA, for a site plan review permit for a large-scale ground-mounted solar photovoltaic installation and post-construction stormwater management. The applicant wishes to construct a 4.98 MW AC solar PV and 3.5 MW AC battery storage development.

Rob Bukowski of AMEC, a consultant for Syncarpha Solar advised the board members that the proposed site is a 99 acre parcel of land, a combination of woods and pasture with two gas lines that run through the property. They are proposing to install a 4.98 MW AC solar PV development split into four sections and 3.5 watts of mega battery storage. He added they will be installing two roadways to avoid crossing the gas lines easements, one roadway will access the southern array and the second roadway will allow access to the other three sections. He stated the array will occupy about twenty eight acres and will require about forty six acres of tree clearings and two areas of wetland crossings. The main access will be near Shiner Hole and the second crossing will allow access to the northern part of the site. He noted that there will be limited site grading as the proposed technology for the solar panel racking can be installed on slopes of up to 30%. He added trees would be cleared, stumps removed and posts would be installed to act as a foundation for the panels. They will restore areas needed with top soil and a meadow mix will be planted.

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Mr. Bukowski added they will have erosion and sediment controls in place, and a construction entrance to minimize tracking of sediment off site. They also have erosion and sediment controls around the array areas. He advised a TR-55 stormwater method is used to rate the site. Using that method they consider the site to be woods in fair condition. Post-construction they believe the site will then be rated as meadow in good condition. He also stated that Ms. Connors and Stantec's comments suggest that the area is considered woods in good conditions, therefore they will re-evaluate their findings.

Mr. Bukowski noted there will be an 8 ft. high fence and a 25 ft. vegetative buffer to remain around the site. Connection to the utilities will be located on West Main St. They propose underground utilities in most areas and above ground poles in the wetland areas.

Ms. Connors expressed concern over the lack of grading. She wondered how and if they will still install panels in an area that isn't optimal for solar panels.

Mr. Bukowski advised the array was designed to accommodate the slopes. He showed on the plan that the inner row spacing of the racks are placed closer together in the steeper areas and further apart on the flatter surfaces.

Carter McCann of Syncarpha Solar LLC, approached the board stating Syncarpha Solar LLC are owners and operators of the solar. He reiterated that the design of the array will follow the contours of the land advising southern sloping panels would be spaced closer together and because of shadowing northern facing panels may be spaced further apart.

Chairman Gosselin asked how high off the ground the panels will be. Mr. McCann advised they will be about 2 ft. off on the low end and 10 to 12 ft. on the high end.

Ms. Dotson asked if there will be screening from the streets to minimize visibility. Mr. McCann stated they will leave a 25 ft. vegetative buffer and if needed will add additional trees. He also advised that they need to keep the area of the pipeline clear.

Ms. Dotson also inquired as to the life expectancy of the panels. Mr. McCann advised the panels have a 25 year warranty.

Mr. McCann noted that this will be a community shared solar project. Millbury residents will be able to purchase credits from the project to save on their utility bills. He estimated the town will receive about \$35,000 a year in tax payments.

Chairman Gosselin advised that if they are planning to give a bond on the project they will also be required to give an additional \$25,000 up front.

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Laurie asked if they would be willing to deed the land that they will not be using to the Town of Millbury. Mr. McCann advised they have considered deeding some land to the town but will need to determine what land would be available.

Chairman Gosselin asked if they have spoken to National Grid. Mr. McCann advised the project is in a system impact study with National Grid and they will receive a complete report from them in July.

Ms. Dotson asked if they will be connecting their lines to the existing poles in place. Mr. McCann stated they will know better once they hear back from National Grid.

Ms. Connors inquired about the noise levels of the switch gear pad and the batteries. She has concerns for the abutters and is hoping they can enhance the buffers for noise control. Mr. McCann stated the inverters make about as much noise as a window air conditioner and the transformers make a humming noise that will be audible from about 50 ft. away.

Ms. Dotson asked if it would be possible to build a sound barrier fence around the transformer and battery cluster to minimize noise.

Chairman Gosselin had concerns that grass plantings would not be suitable to hold the project in place on the steep slopes.

Mr. Bukowski advised they are not proposing to put panels on the steepest slopes but will be clearing trees. They will be using proper erosion controlled matting and seeding.

Mathew Ashmankas asked what protections they will have in place at Shiner Hole and the beaver dam location should the Dam give way. Mr. Bukowski advised the roadway would be built up with dense crushed stone with 2 to 3 inches of larger stone on top.

Ms. Connors asked if they would revisit the plan to minimize clearing of existing trees.

Chairman Gosselin advised he would like all corners of the property to be marked.

Mr. Ashmankas asked what type of lighting will be installed. Mr. McCann advised motion lights and security cameras will be installed at each pad. He added they can add motion lighting on the roadways and gas easements if required.

Mr. McCann noted they would like to have all permits by August and construction will take 4 to 6 months to complete.

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Ms. Connors asked if they will be removing tree stumps on a 30% slope. Mr. McCann advised the plan is drawn for a 20% maximum.

Chairman Gosselin suggested they consider stone in lieu of grass on the steep slopes.

John Luby of 282 West Main St. inquired on the buffer zone. Mr. Bukowski advised it would be a 75 ft. buffer.

Michael Luby of 19 Stowe Rd. inquired about the conservation path that would connect the town land. Ms. Connors advised the land wouldn't be recreation land, rather open space owned by the conservation commission as natural habitat.

Ms. Dotson asked if the panels will burn. Mr. McCann advised they don't burn but cables could melt.

Chairman Gosselin inquired if there will be gates at the roadways. Mr. McCann advised there will be gates with knox boxes for fire and safety vehicles.

Paul Piktelis made a motion to continue the public hearing to June 25, 2018 at 7:20 p.m., seconded by Michael Georges, voted unanimously.

Minutes

Terry Burke Dotson made a motion to accept the meeting minutes of May 14, 2018 with the spelling correction of stromwater to stormwater on page two paragraph seven, seconded by Paul Piktelis, voted unanimously.

Other Business

Ms. Connors updated the Board on United Management Materials (UMM). She advised the project is just about complete. They will be re-doing the hydro seed of the lawn area. She received a surety in the amount of \$10,000 to guarantee the completion of the project and they currently have a temporary occupancy.

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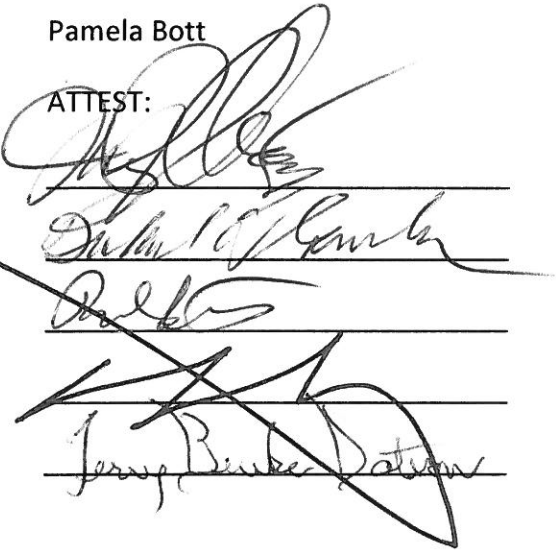
Adjournment

Paul Piktelis made a motion to adjourn, seconded by Mathew Ashmankas, voted unanimously.
Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Pamela Bott

ATTEST:



The attesting officer's signature is written over a horizontal line. Below it, four other horizontal lines are present, each with a handwritten signature written over it. A large, dark, diagonal scribble is present on the left side of the page, partially overlapping the signature lines.



TOWN OF MILLBURY

DEPARTMENT OF PLANNING & DEVELOPMENT

MUNICIPAL OFFICE BUILDING • 127 ELM STREET • MILLBURY, MA 01527-2632 • TEL. 508 / 865-4754 • FAX. 508 / 865-0857

PLANNING BOARD AGENDA

June 11, 2018

7:15 p.m. Pakachoag Acres Day Care Center – Site Plan Review/Stormwater Permit
Public Hearing Continued

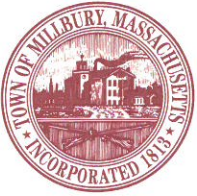
7:20 p.m. 276 West Main St -Syncarpha Solar LLC - Site Plan Review/Stormwater
Permit Public Hearing

New Business:

Other Business:

- Mail, Minutes, Vouchers
- All business not reasonably anticipated to be discussed

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**Public Hearing Notice
Millbury Planning Board**

In accordance with the provisions of Chapter 40A of the Massachusetts General Laws, the Millbury Planning Board will hold a public hearing on Monday, June 11, 2018 at 7:20 p.m., at the Municipal Office Building, 127 Elm Street, Millbury, MA, on the application of Syncarpha Solar LLC, property located at 276 West Main Street, Millbury, MA, for Site Plan Review Permit for a Large-Scale Ground-Mounted Solar Photovoltaic Installation under Article 4, Section 51 of the Millbury Zoning Bylaw, and for a Post-Construction Stormwater Management Permit under Section 16-3 of the Millbury General Bylaws. The Applicant wants to construct a 4.98 MW AC Solar PV and 3.5 MW AC Battery Storage Development. Plan is available to view in the Planning Office. Anyone wishing to be heard on this application should appear at the time and place designated above.

**Richard Gosselin
Chairman**

Published in the Millbury Sutton Chronicle on May 24, 2018 and May 31, 2018

SIGN-IN SHEET

Public Hearing Synagogue Solar LLC
 Date/Time 6-11-18 @ 7:00pm

	NAME	ADDRESS	I WISH TO SPEAK	
			YES	NO
1	John Luby	282 West Main	P.	
2	Philip Nyberg	21 Bayberry Ln		✓
3	Alogail Pires	250 W 57th St		✓
4	Carter McCan	250 W 57th St	✓	
5	Rayo Bhunyan	396 Washington St.	✓	
6	Michael Luby	19 Stone Rd		✓
7	Bob Butowski	271 Mill Rd	✓	
8	Melinda Forallo	" " "		
9	Steve Clark's Book	309 Pittsburg Ave	✓	✓
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11	Clara D'Amato	11 Cannon Place Shrewsbury		
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SIGN-IN SHEET

Public Hearing

Roxbury Day Care

Date/Time

6-11-2018 @ 7:15

	NAME	ADDRESS	I WISH TO SPEAK	
			YES	NO
1	JACK MARTIN	3 Old Colony Rd Auburn, MA		
2	DAVE FAIST, PE	119 Worcester St, CHATHAM, MA		
3	Steve O'Neil's Brock	309 Milbury Ave		<input checked="" type="checkbox"/>
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