

The meeting was called to order at 7:30 p.m. by Mr. George Yered, Acting Chair.

Members present: George Yered, Acting Chair
James McKay, Acting Clerk
Richard Nichols
Nicole Riley
Carlo Molinari, Associate

Melissa Recos, BETA Group.

Members Absent: Mr. Robert Cantoreggi

Also present: Scott Fuzy, 15 Stony Brook Dr.
Greg Carey, Clean Energy Collective, Worcester
Doug Carton, Clean Energy Collective, Worcester
Bruce A. Berry, 25 Cedar St.
Dan Feeney, Beals & Thomas, 144 Turnpike Rd., Southborough
Rich Kleimen, 99 Otis St., Milton
Atty. Edward Cannon, Doherty, Ciechanowski, Dugan & Cannon
Shawn Nuckolls, Toll Brothers, 134 Flanders Rd., Westboro
Ryan O'Rourke, Toll Brothers
Mike Dryden, Bohler Engineering

SPECIAL PERMIT/SITE PLAN APPROVAL
LARGE-SCALE GROUND-MOUNTED SOLAR FACILITY
PUBLIC HEARING, CONT.- 1280 MAIN STREET
CLEAN ENERGY COLLECTIVE

The public hearing continuation was opened at 7:35 p.m. with notice being read by Mr. McKay, Acting Clerk.

Mr. Greg Carey of Clean Energy Collective summarized the application. The project proposes installation of solar array panels, stormwater management facilities and associated work including clearing a wooded area for installation of solar arrays on a ground mounted racking system and inverters surrounded by a fence. He stated that the application was filed in February, however, a zoning issue arose due to the “split zoning” of the property. Seventy percent of the 33 acres is zoned Industrial with thirty percent zoning Residential, he said. A Citizen’s Petition was filed and at the June 5, 2017 Town Meeting, it was approved to re-zone the entire lot Industrial, Mr. Carey stated. Based on comments received in February and suggestions from other boards, changes to the site plan have been made. An Order of Conditions was approved by the Conservation Commission at their meeting on Monday night, he said.

Mr. Feeney of Beals and Thomas, representing the applicant, presented the revised plans. He summarized their responses to a comment letter from the Planning Board’s peer review consultants, BETA Group, dated June 19, 2017. He stated that the major

modifications were along the southern property boundary and the eastern property boundary. They have fenced in the basins in those locations and added approximately seventy shrubs along the property boundary, approximately 5-feet high, to provide screening. The southern and eastern sides will have stockade fencing (7-foot high) with chain link surrounding the rest of the array. Gates inside the solar array have been added, Mr. Feeney said. Additional plantings outside of the project area will be added due to the Conservation Commission requiring some wetland mediation/replication. The stockade fencing maintenance is part of the maintenance plan, Mr. Feeney said

Mr. Feeney stated that trees in the area of the arrays will be cut and left to 12"-18" to ensure proper solar exposure. They may need to do "some selective trimming at a later date." There will be no disturbance of topsoil and any underbrush currently there will stay.

Mr. Feeney stated that they have agreed to the stormwater discharge conditions and when the final Stormwater Pollution Prevention Plan (SWPPP) is approved and a contractor chosen, they will inform the Board and appropriate departments of a contact person. The Fire Department will be given a lock box for emergencies, Mr. Feeney said. They will work out the details with the Fire Chief directly. Stormwater maintenance will be provided annually. Maintenance of the grounds is typically twice a year (spring and fall), or as needed, Mr. Carton stated. "There is not a lot of maintenance required," he said. According to Mr. Carton, the Operations and Maintenance Team, who monitor their solar systems, "will consistently monitor and maintain it – at least annually if no problems."

Ms. Recos of BETA Group summarized their review letter dated June 19, 2017. She stated that the applicant has agreed to the standard conditions identified. There was discussion regarding the bond estimate and a decommissioning plan. The applicant has provided a decommissioning plan and removal cost estimate. The applicant also agreed to conditions to exclude salvage value from the removal cost estimate and provide a surety bond in the amount of \$50,700.00. It was suggested by Mr. Carey that the Board review the bond amount every five years to determine whether the bond amount should be increased to account for inflation. He stated that they have done it this way with other towns and it works well. The Planning Board will also require that Town Counsel review the liability insurance and legal documents at the applicant's expense.

Mr. Carey stated the once the project is developed, it will be a benefit to the Town as there will be increased real estate taxes paid and they will be paying personal property taxes on all of the equipment as well.

Mr. Fuzy spoke in favor of the proposed project and suggested the installation of "No Trespassing" signs for safety. Mr. Carey stated they could certainly post a sign or signs at the entrance to the facility.

There being no further questions and on a motion made by Mr. McKay, seconded by Mr. Nichols, it was voted unanimously at 8:12 p.m. to close the public hearing.

APPROVAL OF DEFINITIVE PLAN APPLICATION, PUBLIC HEAR., CONT.
GLEN ELLEN SENIOR RESIDENTIAL COMMUNITY DEVELOPMENT
TOLL BROTHERS

The public hearing continuation was opened at 8:15 p.m. with notice being read by Mr. McKay, Acting Clerk.

Atty. Cannon, representing the applicant, stated that significant progress had been made and that they hope to have a draft decision for Town Counsel to review by the end of next week.

Mr. Dryden of Bohler Engineering stated that they received BETA Group's comment letter, dated June 19, 2017, and "a vast majority of comments have been addressed and resolved." He stated that the items in the letter recommended as conditions of approval are agreeable to the applicant. Mr. Dryden stated that there are some minor revisions to be made to the plans (changes to guardrail and detail; phasing plans, for ex.) Each phase "will be bonded," Mr. Dryden said.

In reference to fire alarms and/or police call boxes, Mr. Dryden requested time to work with the Fire Department. He stated that they are currently working with the Fire Department on the issue. Ms. Recos stated in the past, for subdivisions, the applicant has provided funds in lieu of call boxes, etc. The applicant will report back to the Planning Board on this issue.

There was discussion regarding bonding for private developments and long-term maintenance. Town Counsel will be consulted and will review related documents.

In reference to a traffic monitoring program being considered for Grove Street following completion and occupancy of each phase of site construction, Mr. Dryden stated that in his opinion, this program is not needed. He said that the project suggests a reduction in traffic and their traffic report submitted identified no issues on Grove Street. Therefore, they "feel no need for a traffic monitoring program."

In reference to adding vertical granite curbs inlets to the roadway catch basins, a waiver request will need to be submitted to the Board if inlets are not intended to be included by the applicant. A waiver request for pipe type was also suggested by Ms. Recos.

Mr. Dryden stated that access to the walking trails will have a dedicated parking area for the public. He said that part of the Homeowner's Association will state that they, the homeowners, are responsible for maintenance of the walking trails. The Planning Board requested that it be included in the Homeowner's document that the parking area will be plowed in the winter.

On a motion made by Ms. Riley, seconded by Mr. Nichols, it was voted unanimously at 8:51 p.m. to continue the public hearing to Tuesday, July 11, 2017, 8:35 p.m.

APPROVAL OF DEFINITIVE PLAN APPLICATION, PUBLIC HEARING
351 ORCHARD STREET-ANNE RICH

The public hearing continuation was opened at 8:52 p.m. with notice being read by Mr. McKay, Acting Clerk.

In a letter dated June 20, 2017, Mr. Terrance Ryan of Applewood Survey, LLC, requested a continuance of the public hearing, without discussion, to allow time for the hydrology report.

On a motion made by Ms. Riley, seconded by Mr. Nichols, it was voted unanimously at 8:54 p.m. to continue the public hearing to Tuesday, August 15, 2017, 7:45 p.m.

OTHER BUSINESS:

SPECIAL PERMIT/SITE PLAN APPROVAL
LARGE-SCALE GROUND-MOUNTED SOLAR FACILITY
1280 MAIN STREET - CLEAN ENERGY COLLECTIVE
DELIBERATION/VOTE

The Planning Board reviewed the application and plans for the solar project. Work proposed is in an Industrial zoning district. Standard and special conditions were discussed.

On a motion made by Ms. Riley and seconded by Mr. Nichols, with Mr. Yered, Mr. McKay, Ms. Riley, Mr. Nichols and Mr. Molinari voting in the affirmative, it was unanimously voted (5-0) to grant to the applicant, Greg Carey, Clean Energy Collective, **Site Plan Approval**, for the construction, installation, and operation of a Large-Scale Ground-Mounted Solar Photovoltaic Installation (LGSPI) for property located at 1280 Main Street. The site and the approved construction/work are depicted on plans entitled, "Millis E Community Solar Array In Millis Massachusetts, (Norfolk County)," Permit Plan Set, prepared by Beals and Thomas, Inc., dated January 6, 2017, Revision 1 – June 14, 2017 (11 sheets), (hereinafter referred to as the "Approved Site Plan").

MINUTES

On a motion made by Mr. Nichols, seconded by Mr. McKay, it was unanimously voted to approve the regular session meeting minutes from May 23, 2017, as written.

ADJOURN

There being no further discussion and on a motion made by Mr. McKay, seconded by Ms. Riley and voted unanimously, the meeting was adjourned at 9:01 p.m.

Scheduled Planning Board Meetings: July 11, 2017
August 15, 2017
September 12, 2017 (tentative)

Respectfully submitted,

Camille Standley, Administrative Assistant