

CITY OF GARDNER

DEVELOPMENT REVIEW COMMITTEE

M I N U T E S

May 23, 2018 at 9:30 a.m.

*115 Pleasant Street, 2nd Floor Meeting Room
Gardner, Massachusetts 01440*

Members present: Trevor Beaugard-DCDP, Roland Jean-Building Dept., Chris Coughlin-Engineering Dept., Jeffrey Legros-Conservation.

Members absent: Raymond LaFond-ZBA, Richard Ares-Fire Chief, Dane Arnold-DPW, Jennifer Susen-Roy--Health Dept.

Others Present: Greg LaGoy-Fire Dept., Christopher Anderson and James Basile of Hannigan Engineering.

T. Beaugard opened the meeting at 9:30 a.m.

1. New Business:

... **Preliminary Site Plan Review:**

JEFE Solar II, LLC C/O William Jordan

A brief summary was provided by Christopher Anderson of Hannigan Engineering.

Location: Along the southeasterly side of the cul-de-sac end of Suffolk Lane within the Summit Industrial Park. The property is located within the Industrial Zone and the Solar Overlay District thus permitted by right under Article V. § 675-580.

The intent is to install a large-scale ground-mounted solar photovoltaic system with an estimated capacity of approximately 2-Megawatt DC.

The existing woodland vegetation will be cleared to provide adequate sun-exposure and minimize the effects of shading on the array. Areas of the site will be regraded to even out variations of the existing grades and to allow for the installation of the array, stormwater drainage features on the property, and other various project features.

Access: Will be via a 12-foot gravel access drive from Suffolk Lane which will traverse along the front of the property and along the westerly property line.

The entire array will be surrounded by a chain-link security fence, and a gate will be provided at the entrance to the site with a Knox Box to allow emergency personnel to enter if deemed necessary.

Drainage: The exiting drainage system in the area consists of several catch basins located within Suffolk Lane that collects some of the runoff generate near the front of the site. The majority of the site drains to one of two locations near the rear of the site. The proposed drainage system will utilize two detention basins to capture and mitigate the stormwater runoff generate from the clearing of the woodland. The new system will be compliant with DEP Stormwater Management Regulations as may be applicable.

It is the intent to connect electrically to the existing utility poles located within Suffolk Lane. Prior to construction, final interconnection design and agreements will be made with the appropriate utility provider.

Questions / Comments / Suggestions:

J. Legros:

Noted the southwest side basin and the outfall emergency overflow going into the no build zone of the Wetlands Protection Ordinance, and said detention basins are considered structures as part of that, and does not believe the site is overly-limited and recommended that it be reconfigured so that it is not going into the no-build zone. Also, even if a variance was approved or granted for the structures in the no-build zone, the outfall dissipation at the very end of the outfall is right at the no disturb zone, so there would be no opportunity to put in any vegetated buffer.

Asked if it is designed for infiltration. Reply was no because of the soils, but there will be some residual infiltration just from water getting into the basin.

Suggested if there is a potential for infiltration in any way, it would be beneficial.

Asked if it handles all of the stormwater to the southwest and southeast. Reply was with the two detention basins, is able to capture enough and provide mitigation for the how or all the flow rates.

Mentioned again the wildlife passage through the fencing, and said the main focus of the abutting Wildlife Management Area is for hunting, mainly birds/pheasants, whereas most areas there are small mammals such as turtles and salamanders, and should reevaluate appropriate height at bottom of fence.

Also suggested meeting with the Abutter (Mass Wildlife, High Ridge Wildlife Management Area) regarding types of plantings for the vegetated coverings.

Asked what the total acres of area cleared that is forested. Reply was the site right now is 10.3, so it will probably be around 9 plus/minus, however will make sure to provide the correct figure.

G. Lagoy:

Noted a Knox Box at the main gate is required by the Fire Department.

The man gates along the perimeter can be secured by padlock, and keys for the padlocks can be stored in the Knox Box at the main gate.

Also stated the turnaround should be good enough for the brush trucks.

R. Jean:

Pointed out the detention basin along the outfall which looks like it is inside, and indicated the requirement to have a 50 foot setback inside. Stated he will have to check the ordinance since he believes the 50 foot setback has to be maintained for any structure, not just the panels.

Asked how high the fence is. The reply was generally they are seven (7) feet tall.

C. Coughlin:

Noted along the fence for the stormwater operations & maintenance plan, said the fence is running right through the outfall, and suggested an equipment gate or man gate so the debris can be cleaned out easily.

T. Beauregard:

Asked to identify where any poles on the site where the electricity will be rooted. Reply was there is already existing poles off the center line of Suffolk Lane. There will be five utility poles per the interconnection agreement, and will be the only utility poles that will be concentrated right along the frontage of the property.

Requested a Stormwater Management Plan be provided for the Definitive Site Plan Review. Said typically it is asked that a developer raise the fence off the ground to allow any wildlife to pass safely through.

Noted that re-vegetation will also be required for the decommissioning of the property, and will be included in the surety.

Asked how the site will be stabilized from erosion once the panels are completed. The reply was solar companies use a special grass that has a low growth rate and keeps at the 12 inch mark.

Also asked if the stumps will be removed from the site. The reply was the site will be clear-cut and will stump and grind, with loaming and seeding at the end.

2. Other Business.

None at this time.

Meeting adjourned at 10:30 a.m.