

MINUTES
PLANNING BOARD--PUBLIC MEETING

Re: JEFE SOLAR II, LCC

JUNE 12, 2018 at 7:20 p.m.

115 Pleasant Street, Robert L. Hubbard Meeting Room, Gardner, Massachusetts 01440

Members present: Allen L. Gross/*Chairman*, Robert J. Bettez, Sr. /*Vice-Chairman*, Laura Casker, Robert Swartz and Mark Schafron/*Members*, and Trevor Beauregard/*Director-City Planner*.

Members absent: *None.*

Also present: Chris Coughlin-Engineering, Christine Fucile-DCDP, Wes Flis of Whitman & Bingham, Chris Anderson of Hannigan Engineering, Representatives for Jefe Solar, and several Members of the Public (*Signed attendance sheet on file*).

ANNOUNCEMENT - Any person may make a video or audio recording of an open session of a meeting, or may transmit the meeting through any medium, subject to reasonable requirements of the Chair as to the number, placement and operation of equipment used so as not to interfere with the conduct of the meeting. Any person intending to make such recording shall notify the Chair forthwith. All Documents referenced or used during the meeting must be submitted in duplicate to the Director of Community Development & Planning pursuant to the Open Meeting and Public Records Law. All documents shall become part of the official record of the meeting.

Mr. Gross, Chairman called the Public Meeting to order at 7:20 p.m., and stated the following:

In accordance with Article 10 of the City of Gardner Zoning Code, Chapter 675-1010 Site Plan Review, notice is hereby given that the Planning Board will conduct a public review meeting on **Tuesday, June 12, 2018 at 7:20 p.m.**

The purpose of this public review meeting is to consider a ***Definitive Site Plan*** submitted by ***Jefe Solar II, LLC located at 165 Jordan Road, Troy, NY***, which depicts construction of large-scale ground-mounted solar photovoltaic installation off of Suffolk Lane in Gardner, MA (Parcel ID# X32-2-1). The project is located within the Industrial Zone and the Solar Overlay District thus permitted by right under Article V. § 675-580. The array has an estimated 2-Megawatt AC capacity.

Chris Anderson of Hannigan Engineering introduced himself and briefly explained the project.

- Mr. Anderson said the site is located at Summit Industrial Park off Suffolk Lane, and is mostly woodland with a small area of brush and grass towards the front of the property. Also, the existing topography slopes away from Suffolk Lane towards the northeastern property line where there is a bordering vegetated wetland along that line.
- As required, submitted NOI (*Notice of Intent*) with the Conservation Commission and DEP, in addition, has been approved.
- Much of the land will be cleared, and a 12-foot gravel access drive will traverse along the western property line along the frontage of the property.
- The array itself will be enclosed with a chain link security fence.
- An access gate will be installed in the front of the property with a Knox box for emergency personnel.
- Man gates will be installed along the perimeter of the fence to allow maintenance and emergency personnel access to the entire property.
- Stormwater management is required, therefore it is proposed to install two detention basins that will capture the run off.

Mr. Swartz asked where the location of the detention basins. Mr. Anderson pointed them out on the plan.

L. Casker questioned how many acres will be cleared. Mr. Anderson replied approximately nine (9) acres.

Mr. Gross mentioned the review/comments from the Development Review Committee and asked if there were any other issues that needed to be addressed.

T. Beauregard questioned if the stumps will be removed within the disturbed areas, and outside of the fenced area. Mr. Anderson said yes, and once removed, will be loamed and seeded. The outside fence area will include a buffer along the property line.

T. Beauregard inquired how high off the ground the fence will be. Mr. Anderson answered six (6) inches.

T. Beauregard suggested the sidewalk along the frontage of the site be cleaned and replaced where needed for safe pedestrian access.

L. Casker noted the grading of the site, and inquired if there will be any removal of earth products of the site. Mr. Anderson replied there may be a little removal.

T. Beauregard pointed out the fence running right through the outfall area, and Mr. Anderson noted he is aware from the comment at the Development Review meeting. Mr. Anderson further noted man gates will be provided at each detention basin.

T. Beauregard stated an agreement still has not been reached yet regarding the cash surety.

L. Casker asked if any orders of conditions were identified at the conservation meeting. Mr. Anderson answered back just to reach out to Massachusetts Wildlife regarding plantings for the vegetated coverings.

Mr. Alan Rousseau, resident, asked if there are any rural residential properties bordering this part of the industrial park. Mr. Anderson explained Mass Wildlife owns some property, Gardner Redevelopment owns property, and possibly some open space. However, along the southerly property line, it is zoned rural residential, and as a result, proposing a 50 foot setback, although the panels will be approximately 140 feet away from the property. T. Beaugard added it is zoned Industrial on three sides.

Mr. Gross, Chairman called thrice for persons wishing to testify in favor of, and in opposition of this project.

No persons presented themselves to testify.

The public meeting closed at 7:30 p.m.

All documents referenced or used during the meeting are part of the official record and are available in the Department of Community Development and Planning pursuant to the Open Meeting and Public Records Law.
--