

# MINUTES

## PLANNING BOARD

**AUGUST 14, 2018 at 8:25 p.m.**

*115 Pleasant Street, Gardner, MA  
Room 203, Robert L. Hubbard Conference Room*

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

**Members absent:** *Laura Casker.*

**Also present:** Chris Coughlin-Engineering, Christine Fucile-DCDP, Bill Hannigan of Hannigan Engineering, Heather Monticup of Greenan-Pedersen, Inc., Zachary Farkes of Borrego Solar, Amy Fantoni of Timpany Crossroads, LLC, City Councillor Karen Hardern, City Councillor James Johnson, 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 called the meeting to order at 8:25 p.m.***

### **1. MINUTES:**

#### **Vote to approve Minutes:**

- ✓ *Public Meeting of July 10, 2018 ~ Foster's Liquors ~ 5 East Broadway*
- ✓ *Regular Meeting of July 10, 2018.*

***Motion to accept and approve Planning Board Public and Regular minutes as presented.***

***M. Schafron/R. Swartz.***

***Vote - All in favor***

### **2. OLD BUSINESS:**

#### **2.1 Zoning Re-Codification**

T. Beauregard said this remains with the City Council. The public hearing has been suspended, as well as waiting on a date to resume.

### **3. NEW BUSINESS:**

#### **3.1 Definitive Plan ~ Timpany Crossroads ~ Vote:**

Mr. Gross stated considering the discussion and comments of the plan just reviewed from the public meeting, does not believe a vote can be taken.

Mr. Gross mentioned peer review for a traffic study and directed his comment to the City Engineer. C. Coughlin agreed the Board should have a peer review performed on the traffic report presented by the applicant to get a second professional opinion.

M. Schafron strongly agreed a second opinion is absolutely called for.

T. Beauregard mentioned the Conservation Commission will be performing a site walk on Wednesday, August 22, 2018 at 6:30 p.m., if the Planning Board members, and the City Engineer would like to join in.

***Motion to recommend the traffic study presented by the Developer undergo peer review as recommended by the City Engineer at applicant's expense.***

**M. Schafron/R. Swartz.**

**Vote – All in favor.**

### **3.2 538 Clark Street ~~ Solar Project Modification:**

Mr. Gross clarified this plan has already been approved, however, simply making minor modifications inside the perimeter.

Zachary Farkes, Project Developer with Borrego Solar said they are requesting approval of minor modifications, and do not intend to make any changes to the plan.

Mr. Farkes explained they acquired the project from the original developer, TJA Solar about six (6) months ago. Mr. Farkes further explained they are just cleaning up the design to be consistent with Borrego Solar standards.

Mr. Farkes presented two items. Item No. 1 proposing minimal amount of tree clearing to the southwest of the site. The additional tree clearing is 1.9 acres. Item No. 2 includes adding an energy storage system. The energy storage system is similar to two (2) 40 foot shipping containers, and noted the fire department had no issues. The purpose of the energy storage system is to solve intermittent issues, and improve functionality. The system size for TJA Solar project was around 6 Mw, and will be about 6.25 Mw.

Mr. Farkes further explained that they will be going from 19.96 acres to 20.05, and also noted instead of following the old wood road, will cut the road straight.

The site remains out of site, in addition, is not visible from the roadway.

T. Beauregard inquired if they will be going back to the Conservation Commission for the tree clearing, and Mr. Farkes replied yes.

***Motion to approve minor modifications at 538 Clark Street solar project as outlined in the correspondence from the developer dated August 8, 2018 and presented to the Board at this meeting, and to approve the decommissioning plan surety amount of \$252,161.54.***

**M. Schafron/R. Swartz.**

**Vote – All in**

**favor.**

### **4. Announcements, News Articles, Events:**

... Next regular Planning Board meeting scheduled for September 11, 2018 at 7 p.m.

... A Gardner News article was provided regarding "Medical Marijuana store".

#### **Adjournment**

***Motion to adjourn.***

**R. Bettez/M. Schafron.**

**Vote -All in**

**favor.**

***The meeting adjourned at 8:41 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.
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