

# Palmer Planning Board

## Planning Board Meeting Minutes

Monday, April 22, 2019

### I. Call To Order

Chairman Michael Marciniak called the meeting to order at 7:02PM on Monday, April 22, 2019, in the Town Administrative Building, Meeting Room. Present were members N. Czech, Paul Burns-Johnson, Kathy Burns and Tom Skowyr. Also present, Town Planner Linda Leduc and Gillian Davis recording minutes.

### II. Public Hearing

#### 7:00pm – Palmer Paving RT 32 Earth Removal Operation

Don Frydryk, PE, of Sherman and Frydryk, was present on behalf of the applicant. Applicant, Mike Shea was present.

John Furman, PE, of vhb was present on behalf of the Planning Board.

D. Frydryk gave an overview of the application, stating this is the second year of the three year plan, continuing off last year's operation.

D. Frydryk continued, power and water have been disconnected from the house on the property and the existing septic system has been abandoned. The house is currently used for storage. He explained the hauling routes will remain, including turning left from the site, traveling south on Route 32, left on Route 20 east, right onto South Main Street, and left to Blanchard Street asphalt batch plant in Palmer. The maximum number of trucks to be used for hauling from this site would be 15 trucks per day. A maximum number of trips would be 80-120 per day.

D. Frydryk said the operating hours will be as listed in the previous permit. There will be no work performed on the premises except during the permitted hours of 7:30pm to 5:00pm Monday through Friday. Gravel extraction is only allowed from 8:00am to 12:00 noon.

D. Frydryk explained the estimated topsoil stockpile from the current operating area is 4,500 cubic yards, based on an average of 4 to 6 inches of topsoil on the existing ground. Additional topsoil will be stockpiled from the remaining areas of the 2018/2019 areas not yet cleared.

D. Frydryk stated two waivers are being requested:

**11.7. i.** Borings and permanent wells have been installed on the site at locations shown on the plans. Based on these permanent monitoring wells, groundwater elevations have been determined on site to demonstrate that the required groundwater separation has been achieved. A waiver is being requested for the requirements of this section of one test per acre based on the installation of the permanent monitoring wells to monitor groundwater levels.

11.7. j. The operator respectfully requests that the former house be allowed to remain on the site for storage and office use and the existing shed on site to be allowed to remain on the site for storage until such time as the earth removal operations require the buildings to be removed.

J. Furman reviewed his memo dated April 22, 2019.

J. Furman restated this is the second operating year on the site. The site is within the primary and secondary recharge area. He continued there are two waivers being requested for within this application:

11.7.9 (i) Soil Borings

11.7.9 (j) 150-foot setback from structures.

L. Leduc asked if there are new areas for additional topsoil identified on the plan.

D. Frydryk responded that the stock pile remains the same because the operation is remaining within the same area.

M. Marciniac asked if there was going to be any new tree cutting.

M. Shea stated there will no additional tree cutting for a couple years.

A motion to grant both waivers for the existing house on the property and then soil borings, was made by N. Czech, seconded by P. Burns-Johnson. The motion passed (5:0).

A motion to grant a special permit for earth removal was made by P. Burns-Johnson, seconded by N. Czech. The motion passed (5:0).

**7:15pm – BWC Swift River, LLC, 3090 Palmer Road, Continued from November 26, 2018, January 7, 2019, February 25, 2019, and April 8, 2019.**

The following were present on behalf of the application:

Tom Reidy, Attorney of Bacon\Wilson.

Drew Pierson, Director of Project Development at Bluewave Solar.

Brian Hunt, Senior Director of Project Development at Bluewave Solar.

Josh Lariscy, Project Development Associate at Bluewave Solar.

T. Reidy verbally requested for a continuance.

T. Reidy stated the project site is located within the Aquifer Protect District and therefore a special permit needs to be applied for. He continued, an abutter's list has been requested and the application is moving forward.

D. Pierson met with National Grid design team and discussed the plausibility of connecting the solar array to a pad mounted system. The utility poles can now be houses within a 5-6 foot box off the street which would not be much of a change from the existing conditions.

M. Marciniac stated to proceed in that direction.

D. Pierson said he will have more information at the next meeting to present.

A motion to continue the public hearing to May 20, 2019, at 7:00pm was made by P. Burns-Johnson, seconded by N. Czech. The motion passed (5:0).

### **Meeting Minutes from April 8, 2019**

A motion to approve the meeting minutes from April 8, 2019, as written, was made by N. Czech, seconded by P. Burns-Johnson. The motion passed (4:0:1) K. Burns abstained.

### **7:30pm – Resubmission, BWC Dumplin Brook, LLC**

The following were present on behalf of the application:

Tom Reidy, Attorney of Bacon\Wilson.

Drew Pierson, Director of Project Development at Bluewave Solar.

Brian Hunt, Senior Director of Project Development at Bluewave Solar.

Josh Lariscy, Project Development Associate at Bluewave Solar.

Dan Delany, PE, Department Manager at Fuss & O'Neill

Victoria Houle, Project Manager at Fuss & O'Neill

John Furman, PE of vhb was present on behalf of the Planning Board.

D. Pierson presented the new project design.

D. Delany went over the site plan. He explained this project is now including access from the Pajak's property located on Main Street. He gave measurements to show the extent of the project. The total project size is 168 acres. The overall length of the access road is approximately 3,500 feet. The solar array is 22.5 acres. He added with both selective and site clearing, total clearing is 33 acres. There are 5.7 acres of wetlands and an approximate 20 percent land disturbance.

D. Delany continued, there are large detention basins at both the upper and lower portions of the access road. Additionally, level spreaders will be added along the road for stormwater collection and a 100 foot buffer is retained throughout the property. He explained this project will be 100 feet from all wetlands with no wetland crossing or direct wetland disturbance.

D. Delany added, along the access road there are numerous pull offs and hammer head turn around at the array for emergency vehicles which has been influenced by conversations with Fire Chief Alan Roy.

D. Delany explained traffic routes will be on main roads avoiding Thorndike Village to delineate burdening local roads. He stated majority of the traffic will be within the first three to four months during the initial construction period. 40-50 construction workers at the peak of electrical work.

The point of interconnection is directly tied into the grid on the site.

M. Marciniec asked to see where the open space will be.

D. Delany stated the designated space will be shown on the plan.

D. Pierson went over the view shed analysis.

P. Burns-Johnson asked if the loss of foliage will impact the visibility points within this analysis. He added this analysis doesn't account for glare off the panels.

D. Pierson answered the loss of foliage has been calculated within the analysis.

M. Marciniac answered the panels are south facing and therefore the back side would not see any glare directly from the panels.

There was discussion on visibility and buffers within the seasons.

Walter Topor, 187 Sykes Street, expressed concern regarding traffic along 181 and Main Street. He stated 181 is already congested with large trucks.

M. Marciniac replied that this is just temporary access to the site during construction.

B. Hunt added it is estimated two to three trucks per week bringing the panels up to the site. He will come back with a more accurate estimation on trucking and travel data.

There was general discussion regarding trucking and delivering.

Zenon Drzewianowski, 183 Sykes Street, expressed concern regarding the noise from construction, especially tree cutting.

B. Hunt replied that there will be approximately two to three weeks of active cutting.

Marcia Topor, 187 Sykes Street, questioned if the access road to the project will be the existing dirt driveway on the Pajak's property. She continued, there is little space for an access road.

P. Burns-Johnson asked how much buffer is between the access road and the abutting cemetery property line.

D. Delany responded there is approximately 10 feet from the cemetery property line.

W. Topor asked if the Pajak property is a non-conforming lot.

M. Marciniac stated the Pajak property does not have legal frontage. He added, these issues are in front of the Board's attorney.

D. Delany added the deed references 68 feet of frontage on the property.

T. Reidy received a copy of Attorney Brian Falk's email opinion. There was discussion regarding crossing the Pajak's property via a Finding and whether the new solar ordinance affects the Pajak property.

T. Reidy will further investigate this issue of access.

There was discussion regarding the legal access to the Strzemienski property access through Mt. Dumplin Road.

D. Pierson alluded to the topography of Mt. Dumplin Road and difficulty and safety of equipment entering the site on such an incline.

A motion to continue the public hearing, at the request of the applicant, to May 20<sup>th</sup>, 2019, at 7:15pm was made by N. Czech, seconded by P. Burns-Johnson. The motion passed (5:0).

**Abutting Town Notices and Monthly Interest Allocation Report were distributed.**

### **III. Old Business**

#### **Knox Pond Construction Report #138**

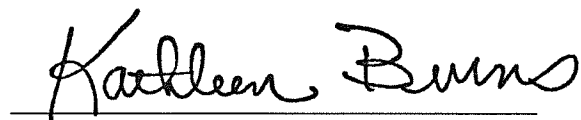
A motion to acknowledge receipt of Knox Pond Construction Report #138 was made by P. Burns-Johnson, seconded by N. Czech. The motion passed (5:0).

#### **L12 River Street – Borrego Solar, Drainage Remediation Letter**

J. Furman explained the letter that was submitted by Borrego Solar, needed more information. He continued, S. Long needs to design for 50 year storm and proved design for the basin. Finally, he added an increase in bond is suggested.

### **V. Adjournment**

A motion to adjourn at 8:53pm was made by T. Skowyra, seconded by P. Burns-Johnson. The motion passed (5:0).

A handwritten signature in black ink that reads "Kathleen Burns". The signature is written in a cursive style and is positioned above a horizontal line.

Kathleen Burns, Clerk