

Walter A. Baker, Chair
 Michael Gagan, Vice-Chair
 Robert S. Largess, Jr.
 Scott Paul
 Kyle Bergeson
 William Talcott, Associate

Jennifer S. Hager
 Economic Development & Planning Director



Sutton Town Hall
 4 Uxbridge Road
 Sutton, Massachusetts 01590
 Telephone: (508) 865-8729
 Fax: (508) 865-8721



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TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

SPECIAL PERMIT COMMON DRIVEWAY LARGE SCALE SOLAR PHOTOVOLTAIC SITE PLAN APPROVAL

November 17, 2020

Town Clerk, Town of Sutton

The Town of Sutton Planning Board ("Planning Board"), at a meeting held on November 16, 2020 voted to grant a Site Plan Approval and Special Permit for Common Driveway ("Applications") submitted on November 2, 2020, by C-Tec Solar, LLC of Bloomfield, CT for land located at 161 Armsby Road (Book 11650 Page 102). The Application proposes to install a 2.3 MW Large Scale Ground Mounted Solar Photovoltaic Installation on land owned by Barbara Fusaro at the above location. The applications also propose to designate and utilize a portion of land under easement on the adjacent property at 223 Worcester Providence Turnpike (Book 41415 Page 53) owned by Atlas Box, LLC as a common driveway.

Public hearings concerning the application and associated project were held on the following evenings: November 2 & November 16, 2020.

The Planning Board conducted deliberations on the following evenings: November 16, 2020.

Hearing Attendance:

11/2/2020	W. Baker (affidavit of viewing), M. Gagan, R. Largess, Jr., S. Paul, and W. Talcott
11/16/2020	W. Baker, M. Gagan, R. Largess, Jr., S. Paul, K. Bergeson and W. Talcott
Eligible to vote:	W. Baker, M. Gagan, R. Largess, Jr., S. Paul, and W. Talcott

The following individuals raised questions and/or expressed concerns with the Application: Shannon Grondin, 94 Stone School Road

The following members voted in favor of granting the approval: W. Baker, M. Gagan, R. Largess, Jr., S. Paul, W. Talcott

The following members voted in opposition to the approval: none

Approval was based on the following plans:

Title Sheet & Index	T-1	11/12/2020
Boundary Survey by Northeast Consultants	1 of 1	08/19/2020
General Notes	GN-1	11/12/2020
Overall Site Plan	OP-1	11/12/2020
Sedimentation & Erosion Control Notes	EC-1	11/12/2020
Sedimentation & Erosion Control Details	EC-2	11/12/2020
Sedimentation & Erosion Control Plan	EC-3	11/12/2020
Grading & Drainage Plan	GP-1	11/12/2020
Site & Utility Plan	SP-1	11/12/2020
Site Details, 1 of 2	DN-1	11/12/2020
Site Details, 2 of 2	DN-2	11/12/2020

General Conditions:

1. Approval of all other applicable local, state and federal permitting authorities.
2. Construction on the Site shall be limited to Monday through Friday, 7:00 a.m. to 5:00 p.m. and Saturdays, 8:00 a.m. to 12:00 p.m., and shall exclude Sundays and all local, state and federally observed holidays.
3. The Board reserves the right to review site landscaping within a year of installation for the purpose of adding plants which may be reasonably necessary to complete the intended aesthetics and screening.
4. The Board reserves the right to review and adjust lighting and require adjustments within a year of initial illumination if they find it to be a danger or nuisance.
5. The Board reserves the right to require mitigation for noise generated by operations on this site if they find it to be a nuisance.
6. The Applicant must comply with comments from the Graves Engineering review letter dated October 30, 2020 to the satisfaction of the Board.

Prior to Endorsement of Plans:

7. All waivers and conditions of approval shall be listed on the plan set.
8. The Applicant must verify the preferred placement of the inverter pad with the Fire Department and relocate it if required.

Prior to Commencement of Construction:

9. The Owner/Applicant (Operator) agrees to provide Financial Surety as approved by the Board to cover the cost of removal of the installation in the event the Town must remove it and remediate the landscape. Said surety agreement shall stipulate that the Board reserves the right to review the total amount of surety in years 5, 10, and 15 (approximately) and require additional funds should variables such as inflation, salvage value, etc. require an increase.
10. The Owner/Applicant (Operator) shall supply the Planning Board with copies of the following:
 - a. Site Control – documentation of control of the project site, sufficient to allow for construction and operation of the solar photovoltaic installations;
 - b. Utility Notification –evidence that the utility company that operates the electrical grid has been informed of and approves the planned solar photovoltaic installation; copy of interconnected customer–owned generator agreement shall be provided.
 - c. The stormwater SWPPP shall be completed and filed with the EPA and a copy of the NPDES permit shall be provided to the Planning Board.

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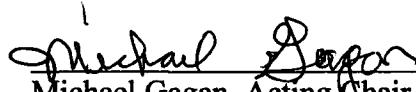
11. The Applicant/Engineer shall submit four (4) complete prints of the endorsed site development plan, one (1) fifty-percent (50%) reduced print and one (1) electronic copy to the Sutton Planning Office.
12. Prior to commencement of construction a pre-construction meeting shall be held with the Planning Director and other Town staff as appropriate, the Town's consulting engineer, the applicant and/or his representative, the applicant's engineer, and the applicant's construction supervisor for this site. Minutes shall be drafted by the Town's consulting engineer and provided to all parties in attendance within 48 hours for approval prior to construction start to ensure all parties are in agreement.
13. Prior to commencement of construction the Applicant will provide a minimum of one week's notice and review staked limits of clearing with Planning Board representative.

Prior to Start Up of the Facility:

15. Any security systems shall be installed and functioning as required by the Police and Fire Chiefs.
16. The Applicant shall submit to the Planning Board an As-Built Plan and written certification from the Project's engineer that the entire site has been constructed substantially in accordance with the Site Plan.
17. The Applicant shall also submit to the Board of Assessors the As-Built Plan with supplemented with any additional information required by this Board.

Site Maintenance

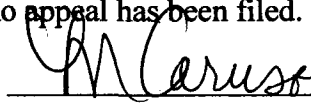
18. The Applicant shall ensure proper maintenance of plantings on the site, including immediate replacement of dead or diseased plantings unless it is winter or summer, in which case immediately in the following planting season.
19. Inspection and maintenance of site drainage system and structures shall be performed in accordance with the recommended schedule but in no case less than once per year.


Michael Gagan, Acting Chair

Filed in the Town Clerk's office November 18, 2020


Laura J. Caruso, Town Clerk

I, hereby certify that twenty-one days have lapsed since the filing of the above reference decision in the Town Clerk's office on Dec 9, 2020 and that no appeal has been filed.


Laura J. Caruso, Town Clerk

NOTE – If substantial construction does not commence on this site within three years of the date of approval this permit will no longer be valid.

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cc:	Town Administrator	Building Inspector	Board of Health
	Board of Assessors	Fire Department	Police Department
	Conservation	Highway Department	Board of Selectmen
	Applicant		