

Scott Paul, Chair  
Wayne Whittier, Vice Chair  
Robert S. Largess, Jr.  
Jon Anderson  
Miriam Sanderson  
Walter Baker, Associate

Jennifer S. Hager  
Planning Director



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

## TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

June 8, 2017

Town Clerk, Town of Sutton

The Town of Sutton Planning Board ("Planning Board"), at a meeting held on June 5, 2017 voted to approve the Site Plan Approval ("Application") submitted on April 27, 2017 by Massachusetts Electric Company (dba National Grid) Waltham, MA ("Applicant") for property located at 1152 Main Street, Northbridge, MA. Approval was requested under Section IV.C. & VI.O. of the Sutton Zoning Bylaw.

Public hearings concerning the application and associated project were held on the following evenings: May 22, 2017, June 5 2017

The Planning Board conducted deliberations on the following evening: June 5, 2017

The following members of the Planning Board were present at the public hearings or on the evening of the decision: S. Paul, R. Largess, W. Whittier, J. Anderson, M. Sanderson, W. Baker

The following members of the Planning Board were absent the evening of the public hearings and/or the evening of the decision: W. Whittier (6/5)

The following members voted in favor of granting the approval: S. Paul, R. Largess, J. Anderson, M. Sanderson, W. Baker

The following members voted in opposition to the approval: None

The following individuals raised questions and/or expressed concerns with the Application: None

The Board granted the following waivers after consideration and findings in open meeting:

- 4.d. Waiver to not show all structures within 100' of lot lines
- 4.e. Waiver to not include building details for existing structures
- 4.f. Waiver to not show site details outside the project area
- 4.i. Waiver to not show utility details outside the project area
- 4.j. Waiver to not provide storm-water treatment plans
- 4.k. Waiver to not provide elevation contours outside the project area

- 4.l. Waiver to not provide landscaping plan
- 4.m. Waiver to not show zoning district boundaries
- 4.n. Waiver to not provide traffic study
- 4.o. Waiver to not provide a parking table

Approval was based on the following plans:

Solar Canopy for Industrial Engineering at National Grid: Sutton

G-001 Coversheet 4/27/2017

G-002 General Notes Module Specification Sheets

S-101 Site Plan

S-102 Canopy 1, 2, 3 & 7 Foundation & Column Plan

S-103 Canopy 4, 5, 6, 8, 9 & 10 Foundation and Column Plan

S-104 Component Plan

S-301 Long-Span Canopy Section

S-401 Foundation Details

S-501 Component Details

S-502 Connection Details

NEDC Generation Station - Permit Drawings – 1152 Main Street

Coversheet 4/27/2017

2 Existing Conditions Plan

E-2 Site Plan Aerial View

C-3 Proposed Solar Array

E-1 Electrical Single-line Drawing

E-2 Electrical Site Details

E-3 Electrical Pad Details

E-4 Electrical LED Lighting Design

E-5 Electrical LED Lighting Detail

Approval is subject to the following conditions:

1. Approval of all other local, state and federal authorities and bodies.
2. Prior to endorsement of the Site Plan reference to this Site Plan approval shall be entered upon the plans.
3. Prior to issuance of a building permit the Applicant/Engineer shall submit four (4) complete prints of the endorsed site plan and one (1) electronic copy to the Sutton Planning Office.
4. If not already in place, a knox box shall be installed at the gate keyed with a Sutton fire lock with all necessary keys and a fully knowledgeable contact list for the site.
5. Any illumination, including security lighting shall be arranged so as to reflect away from abutting properties and be directed in a manner to limit light trespass. If issue arise with lighting, the Baord reserves the right to require changes.
6. Prior to startup of the facility the site engineer shall submit and As Built plan and written certification that the site has been constructed substantially in accordance with the plans approved by the Planning Board.
7. Prior to startup of the facility the Owner/Applicant (operator) shall provide the Fire Department with training and knowledge necessary for first responders to this location including a walk-through of the entire site, in consultation with the Fire Chief.



8. The Board reserves the right to review site landscaping and require additional plantings to achieve intended screening.
9. Landscaping shall be properly maintained, any dead or diseased plantings shall be replaced in the next immediate spring or fall planting season and the Board reserves the right to review landscaping annually to ensure it is being properly maintained.
10. Construction limited to 7 AM to dusk and no Sundays excepting extreme circumstances.



Scott Paul, Chairman

NOTE – If the rights authorized within these permits are not utilized within two years of the date of approval they will no longer be valid.

cc: Town Administrator  
Board of Assessors  
Conservation

Building Inspector  
Fire Department  
Highway Department

Board of Health  
Police Department  
Applicant

Filed in the Town Clerk's office June 12, 2017



By: