

Sutton Planning Board  
Minutes  
June 5, 2017

Approved \_\_\_\_\_

Present: S. Paul, R. Largess, J. Anderson, M. Sanderson, W. Baker  
Staff: Jen Hager, Planning Director

Walter Baker acting as full member in place of Wayne Whittier.

General Business

Minutes:

Motion: To approve the minutes of 5/18/17 as amended, J. Anderson  
2<sup>nd</sup>: R. Largess  
Vote: 4-0-1, S Paul abstains as he was not present

Motion: To approve the minutes of 5/22/17, R. Largess  
2<sup>nd</sup>: M. Sanderson  
Vote: 5-0-0

Filings: The Board accepted the legal filing of the following applications:

Whittier Farm – Stockpiling of logs and chips – Town Farm Road

Atlas Tuning & Performance – 12 John Road

Borrego Solar – Ground-mounted solar – 263 Purgatory Road. Borrego has requested a waiver to reduce their filing fee from \$7,938 to \$5,430. The applicant provided a chart showing the average filing fee they have paid in the eight other communities where they have installed systems and based their request on the average of these fees. It was noted the Board is not supposed to make a profit on filing fees. The fees are supposed to cover staff review, administration and consultant fees, any significant overages must be returned to the applicant. Likewise, if the Board reduces this fee and costs are uncured above the amount being held, the applicant must pay the overages.

Motion: To grant the waiver to reduce the filing fee to \$5,430 noting the applicant must pay any overages, J. Anderson  
2<sup>nd</sup>: R. Largess  
Vote: 5-0-0

R. Largess noted as with the last solar installation THERE WILL BE ROCKS and he wanted to make it clear to the applicant that their site plan should reflect this reality.

As the overlay district in which this use is to be located has not yet been approved by the Attorney General's Office, the applicant must acknowledge in writing they are proceeding with this application at their own risk. Any action the Board takes on this application will be contingent on this approval.

R. Nunnemacher of 24 Singletary Avenue, also a member of the Board of Assessors, asked if the Board could please pursue a bylaw that requires a minimum setback from the town line for structures as assessing structures that straddle the line is onerous. It was agreed this bylaw will be prepared for Fall Town Meeting.

Form A Plans: None

Correspondence/Other: None

**Public Hearing(Cont.) – Site Plan Review – National Grid Solar Parking/Storage Canopies – 1152 Main Street, Northbridge**

Mike Lotti of Industria Engineering was present for continued discussion on the site plan for a 3 MW solar installation adjacent to the National Grid North East Distribution Center located at 1152 Main Street in Northbridge.

As requested Mr. Lotti presented a list of required waivers most are based on the fact that this project is to be located on a site that is already developed and has therefore already undergone Site Plan Review and Approval and no material changes are proposed to the site for this installation. The Board reviewed the waiver requests:

Motion: To grant the waiver from section 4.d. to not show all structures within 100’ of lot lines, as the nearest structure is over 500’ away, R. Largess  
2<sup>nd</sup>: J. Anderson  
Vote: 5-0-0

Motion: To grant the waiver from section 4.e. to not include building details for existing structures as these buildings have been approved on previous site plans, R. Largess  
2<sup>nd</sup>: J. Anderson  
Vote: 5-0-0

Motion: To grant the waiver from section 4.f. to not show site details outside the project area, as no changes are proposed outside the immediate project area, R. Largess  
2<sup>nd</sup>: J. Anderson  
Vote: 5-0-0

Motion: To grant the waiver from Section 4.i. to not show utility details outside the project area, as no changes are proposed outside the immediate project area, R. Largess  
2<sup>nd</sup>: J. Anderson  
Vote: 5-0-0

Motion: To grant the waiver from section 4.j. to not provide storm-water treatment plans as no changes to storm water conditions are projected, R. Largess  
2<sup>nd</sup>: W. Baker  
It was noted the Town’s consulting engineer concurs with this finding.  
Vote: 5-0-0

Motion: To grant the waiver from section 4.k. to not provide elevation contours outside the project area as no changes are proposed to any contours on the site, R. Largess  
2<sup>nd</sup>: M. Sanderson  
Vote: 5-0-0

- Motion: To grant the waiver from section 4.l. to not provide a landscaping plan as no additional landscaping appears necessary but the Board reserves the right to require additional screening plantings if necessary post construction, R. Largess  
2<sup>nd</sup>: W. Baker  
Vote: 5-0-0
- Motion: To grant the waiver from section 4.m. to not show zoning district boundaries as their proximity does not effect this application, R. Largess  
2<sup>nd</sup>: J. Anderson  
Vote: 5-0-0
- Motion: To grant the waiver from section 4.n. to not provide a traffic study as minimal addition traffic will be created by this use, R. Largess  
2<sup>nd</sup>: W. Baker  
Vote: 5-0-0
- Motion: To grant the waiver from section 4.o. to not provide a parking table as no additional parking is necessary for this use, R. Largess  
2<sup>nd</sup>: J. Anderson  
Vote: 5-0-0
- Motion: To grant Site Plan approval for this 3,105 kW ground mounted solar system at 1152 Main Street Northbridge with the following conditions: J. Anderson
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.

2<sup>nd</sup>: R. Largess

R. Nunnemacher asked if panels will straddle the town line? Mr. Lotti said they are currently planned to straddle the line. He noted they are happy to do a walk through with both towns to make sure assessing is as easy as possible.

Vote: 5-0-0

Motion: To close the public hearing, R. Largess

2<sup>nd</sup>: w. Baker

Vote: 5-0-0

Motion: To adjourn, W. Baker

2<sup>nd</sup>: M. Sanderson

Vote: 5-0-0

Adjourned 7:38 PM