



## BELLINGHAM PLANNING BOARD

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10 MECHANIC STREET  
BELLINGHAM, MASSACHUSETTS 02019  
(508) 657-2892 [PlanningBoard@bellinghamma.org](mailto:PlanningBoard@bellinghamma.org)

### **Meeting Minutes August 22, 2019**

***MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER***

#### **Present at the Meeting**

William F. O'Connell Jr. (WFO), Chairman  
Brian T. Salisbury (BTS), Vice Chairman  
Peter C. Pappas (PCP), Secretary  
Dennis J. Trebino (DJT), Member  
Russell E. Lafond (REL), Member  
Philip Devine (PD), Associate

#### **Other Officials:**

James S. Kupfer (JSK), Town Planner and Zoning Compliance Officer  
Amy Sutherland (AS), Planning Board Coordinator

Chairman O'Connell opened the meeting at 7:00 p.m.

#### **ANR Application:**

The Board is in receipt of an ANR application dated August 20, 2019 from David DeCoste for property located at 61 Locust Street. The plan was prepared by GLM Engineering Consultants, Inc. The Assessors reference is Map 93, Parcel 13.

The Board reviewed the presented plan.

**On a motion made by Dennis Trebino, and seconded by Russell Lafond, the Board voted to endorse the ANR plan as presented for 61 Locust Street.**

#### **Public Hearing:**

**Borrego Solar Systems Development Plan, and Stormwater Management Plan.**

The applicant representatives at the meeting included:

- David Albrecht, Borrego Solar Systems, Inc.
- Zach Farkes, Project Developer

The Chairman opened the public hearing for Borrego Solar Systems Development Plan, and Stormwater Management Plan for 186 Maple Street.

Project Developer, Zach Farkes provided the background information on the solar project. The applicant, Borrego Solar Systems, Inc. and owner LMP Properties, LLC propose to construct a 4

megawatt Ground-Mounted Solar Array with associated improvements at 186 Maple Street in Bellingham, shown on Assessor's Map 32 Lot 7.

The site is approximately 17.8 acres with 7.3 acres in Bellingham and 10.5 acres in Franklin. The site discovery work was completed in 2018 and the lease agreement was executed in August of 2018. Eversource Energy issued an Interconnection Services Agreement in July 2019. The Board was then presented with a variety of photos which show the project site over time. The photos go back to 1995. The projects benefits were then explained. The revenue stream to the local landowners would be in the form of lease payments to LMP Properties. Both the Towns of Bellingham and Franklin will be receiving PILOT payments. The applicant communicated that there will be over 8 million kWh/YR of clean energy produced.

It was explained that the facility will also store 462.0 kWh of energy storage. The existing abandoned home at 186 Maple will be demolished. The septic system will also need to be removed and the potable well will be capped. The project is to be screened by the existing vegetation which will remain along the east side of Maple Street. There will be a fence proposed along with additional shrubbery along the Maple Street frontage side. The entrance will have a stacked stone wall on each side which will lead up to the gate.

The applicant is requesting a waiver from the traffic study since it will not generate traffic post construction.

The applicant indicated that a site walk was conducted with the Bellingham Conservation Commission and the applicant is scheduled to be on being the September 11, 2019 meeting agenda.

Chairman O'Connell explained that there has been clear cutting on site, and this is a disappointment since it is a scenic road. The Planning Board will be listening to the neighbors in regard to their needs for providing shrubbery or landscaping in this area to make this site hidden as best as possible from the right of way as well as the Maplegate Country Club neighbors. The Chairman would also like the applicant to provide clarity on the easement running through the property for the country club.

There was a question about what the easement will be utilized for. The applicant indicated that the easement will be a benefit to the Maplegate Country Club. He also communicated that the stumps of the trees will be leveled out and used for erosion control. The applicant showed the fence line and the access for the gravel road which is proposed to be 20 ft. The pavement grindings will be left. A 7-foot high chain link which will be constructed around the perimeter of the site with access gates located at the gravel access way leading out to the gravel road internal to the solar system and out to Maple Street. The frontage on Maple Street will be fenced with a 7-foot tall wood stockade fence. The majority of the site will not be seen. There will be a 9-foot tall motion activated light at each electrical equipment area. These will be equipped with a cut off shield. The closest receptor is over 1,700 feet away.

David Albrecht explained that the Board was provided with a complete Stormwater Management Report including hydrological analysis. The I-495 pavement grindings spread on site and stockpiled causes a significant amount of additional stormwater runoff. To accommodate this, a swale will be added and detention basin along the southerly and easterly property lines. It was

further explained that the only impervious areas to be constructed are the concrete equipment pads. There are small area drains, cross culverts in Maple Street which discharge runoff to the west side of Maple Street into a large wetland system. The remainder of the runoff discharges towards the Maplegate Country Club and into the power easement and an associated wetland to the southwest. The swale is proposed to capture runoff from most of the "paved" area in the southerly portion of the parcel in Franklin. To reduce the peak rate of runoff from the northwesterly portion of the site, a level spreader is included. The installation of the solar panels will be done using screw-type support posts/racking. The vegetation management will include hydro seeding with a seed mix to be determined. There was discussion about the width of the existing driveway. The Board would like this to be less than 20 ft. as it is to operate as a maintenance driveway and not a road. There will be a meeting with the Fire and Police Chief tomorrow to discuss a recommended width. The Board does not want to see this paved.

The Board was also informed that the transformers will be on two new poles and the current poles would be disconnected. A gate will be added. There was a suggestion to have something similar to a cattle gate with a shared key with the country club. A question was raised about noise coming from these panels. The applicant responded that noise analysis was completed, and it is their belief that noise will not be an issue. There will also be 12 feet energy storage containers.

The applicant explained that there will need to be a meeting with the Town Administrator, Board of Selectmen and any other pertinent entity to discuss the economic benefits to the town. The leasing of this would be for 20 years. There is language written about the ramifications if the lease is broken. There will be a decommissioning bond in place.

### **PUBLIC COMMENTS:**

#### **Mr. Leonard French – Representative for Maplegate Country Club:**

Mr. French wanted to know what the construction schedule would be. He was also interested in knowing how much noise these units will produce.

The applicant responded that the units will be 55 Decipals or less. The construction schedule would be late Spring 2020 or Summer 2020.

#### **Resident Patrick Prescott, 314 Maple Street:**

Mr. Prescott wanted to know if this project is being proposed prior to the recent zoning change. He would like to see a pollinating seed mix used.

The Board discussed if there would be a possibility of the golf balls hitting the solar panels and causing damage. There was a recommendation to have the applicant look at installing catching netting at the driving range. There was also a suggestion to have the Maple Gate entrance be uniform with the entrance to the golf course.

The listed items were comments or recommendations for follow-up among other plan changes requested:

- Applicant needs to provide the noise level study that was completed years prior.
- The fencing and gate should be more colonial in appearance to blend in with community.

- There should be possible light monitoring for motion set up to notify if someone other than workers are present. This could be provided as a condition. It could also be included within the O & M plan.
- Landscaping needs to be done to break up the fence visually.
- Detail of the stone walls need to be provided.
- Provide information relative to the survey and title work.
- Follow-up with the DPW if an apron should be installed for plowing.
- The information about the snow storage needs to be included in the O & M.

Jim Kupfer will be meeting with the Fire and Police Chief on August 23, 2019. He will communicate the information from the meeting to the Board. Jim will also work to procure peer review for this project. A site walk will also be scheduled.

**Continuation:**

**On a motion made by Brian Salisbury and seconded by Dennis Trebino, the Board voted unanimously to continue the hearing to September 26, 2019 at 7:00 pm.**

Discussion: None.

**Vote: 5-0 Carried.** (WFO, BTS, PCP, DJT, REL)

**GENERAL BUSINESS:****Approval of Minutes:****Regular Meeting Minutes August 8, 2019**

**On a motion made by Brian Salisbury and seconded by Dennis Trebino, the Board voted to unanimously to approve and sign the August 8, 2019 Meeting Minutes.**

Discussion: None.

**Vote: 5-0 Carried.** (WFO, BTS, PCP, DJT, REL)

**Voucher Report:**

James Kupfer explained that there were no vouchers submitted since August 20, 2019.

**FUTURE MEETING DATES:**

- Thursday, September 12, 2019

**ADJOURN:**

**On a motion made by Brian Salisbury, and seconded by Dennis Trebino, the Board voted to adjourn the meeting at 8:45 pm.**

Discussion: None.

**Vote: 5-0 Carried.** (WFO, BTS, PCP, DJT, REL)

Meeting Adjourned at 8:45 p.m.

Respectfully Submitted,

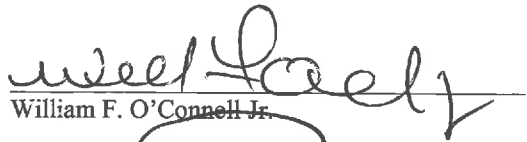
Amy Sutherland

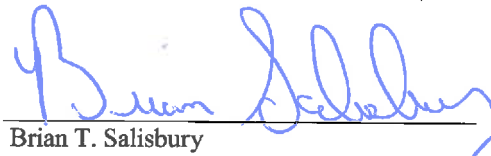
**Documents List August 22, 2019**

- Abutter's List – Bellingham Certified 7.2.19
- Abutter's List – Franklin Certified 7.2.19
- Application – Development Plan 7.26.19
- Application – Stormwater Management Permit 7.26.19
- Certificate of Ownership 7.2.19
- Certification of Municipal Taxes Paid 7.26.19
- Drainage Report
- Certificate of Liability Insurance 3.25.19
- Preventative O & M Service Pricing 7.26.19
- Decommissioning Estimate Plan 7.22.19
- Option and Lease Agreement 8.13.18
- Public Hearing Notice 3.28.19
- Test Pit Plan and Test Pit Results 7.31.19
- Addendum Stormwater Report 7.31.19
- 186 Maple Street Solar Project Plan 7.26.19
- Continuation Hearing 9.26.19
- ANR Application 61 Locust Street

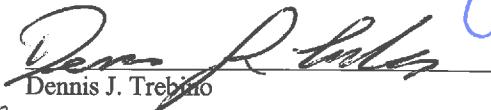
Minutes Accepted on: \_\_\_\_\_  
(Date)

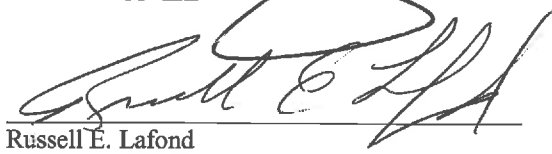
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(Prepared by: Amy Sutherland)

  
William F. O'Connell Jr.

  
Brian T. Salisbury

  
Peter C. Rappas

  
Dennis J. Trebino

  
Russell E. Lafond