

FEB 23 2016

9:45 AM RTC

TOWN CLERK'S OFFICE

**Town of Webster / Planning Board  
Minutes of the Meeting  
November 2, 2014, 2015, 7:00 p.m.**

**Attending:** Members: Paul LaFramboise Thomas Klebart, Denise Moberg, Michael Dostoler  
Chuck Eaton, P.E., CME Engineering  
Peter Parent, P.E., CME Engineering  
Meagen P. Donoghue, Planner/Clerk

**Absent:** Charles Ceppetelli,

Meeting called to order: 7:02 p.m. Police Station Community Room

**7:05 p.m. Public Hearing – Webster Solar, LLC, c/o Nexamp – Site Plan Review – 340  
Thompson Road – Solar Development**

Mr. LaFramboise opened the public hearing at 7:05 p.m. The applicant's representative, Denise Cameron of Woodard and Curran provided the scope of work including 1.5 acre solar facility of 11 foot tall panels, accompanied by a 20 foot access road and an 85 foot buffer off of the property line. Ms. Cameron also addressed questions raised at their previous Zoning Board of Appeals meeting of infiltration rates and noted that a hedgerow of arbor vitae will be planted along the east and western sides of the array. Ms. Cameron additionally discussed the question of pollution run-off; indicating that there would be none, and the very low level electro-magnetic-frequencies (EMFs) which amount to the same as a home microwave. Further, Ms. Cameron stated there is a decommissioning system in place based on Harrington Health System's land lease as well as financial surety will be in place. Mr. Eaton assured the Planning Board that Ms. Cameron addressed all of CME's comments and provided recommendations to include test pits, regrading of southerly stormwater basin, inspections during construction of erosion and sedimentary controls, and an as-built of the storm water system upon completion to be provided by the applicant. Ms. Carmeron also indicated that the new regulations that were passed at the new town meeting were not applicable for this project. The attorney for Nexamp, Jill Winans questioned why the newly passed bylaw was being addressed with this particular application. Mr. LaFramboise reasoned that though the new bylaw wasn't in play, the Planning Board wanted to illustrate such considerations for future solar projects. The attorney for Hubbard Health Systems spoke in support of the project and also reiterated that there is a provision for bonding and decommissioning in place.

Mr. LaFramboise opened the floor to the audience who had the following questions:

- What happens if an emergency occurs?
  - Chris Clark from Nexamp indicated that there will be emergency training for all local emergency services prior to going live.
- What type of lighting and fencing will be in place?
  - Ms. Cameron indicated that there would be no lighting and the fencing will be a 7 foot tall chain-linked with slats accompanied by arbor vitae staggered 8 feet apart in a zig-zag pattern.
- Distance between property lines and arbor vitae?
  - Ms. Cameron indicated that the 5 foot arbor vitae on the east and west sides of the project will be 90 to 100 feet away, and 240 feet away from the closest house.
- Why does this have to be developed?

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- Mr. LaFramboise stated that the owners can do anything they want. The attorney for Hubbard Health Systems noted the property is 10 acres of unproductive land and felt this type of project would be the least intrusive.
- At the last ZBA meeting, it was said that residents can connect into power at 15%. Is this still being offered?
  - Mr. Clark indicated that it is still being offered as part of a greater plan to allow for the solar array to receive tax credits. He noted that approximately 100 residents can sign up on a first come, first served basis. However, he will notify the abutters first before reaching out to the entire community.
- Who is responsible for the solar array if the project is sold?
  - Mr. Clark indicated that the responsibility does go to the buyer if the property is sold.
- How many solar fields does Nexamp have?
  - Mr. Clark stated the company has constructed 250 acres of solar arrays, 100 of which are in MA, and the company currently operates 30 megawatts.
- What happens to the wildlife?
  - Ms. Cameron indicated that the project is staying away from the wetlands north of the array and keeping the remaining woods. Also, several studies were conducted of the area and no unique habitats were identified.
- Can the project be pushed farther back from the abutters?
  - Ms. Cameron stated due to the wetlands and the CT boarder, they could not. After looking at the Town of Webster's Table of Dimensional Regulations, Mr. LaFramboise indicated that the project could be just 15 feet away from the property, given the setback requirements. He noted that 85 feet is more than what is required and a housing subdivision would be more intrusive.
- There is a large amount of wooded area being removed, so Interstate 395 will be amplified into the abutters' back yards. Can Nexamp provide more of a sound buffer?
  - Ms. Careron stated that there will be 150 arbor vitae planted around the array to buffer the sound.
- How long from start to finish will construction take?
  - Mr. Clark indicated that it will take 3-4 months from start to finish. He indicated that the materials will come in over a course of 2 weeks and be done so during normal business hours.
- Does the project have insurance?
  - Mr. LaFramboise indicated that it is outlined in the lease agreement with the land owner.
- How are the panels going to work with the rolling hills?
  - Ms. Cameron stated that there is going to be a balance of both filling and limited cutting of the land to make the project as even as possible.
- What is the maintenance schedule?
  - Ms. Cameron stated once per month and rain will clean the panels.
- Is there anything to guarantee not seeing the panels?
  - Ms. Cameron stated that they have exceed the expectations with the fencing and arbor vitae. Mr. LaFramboise also indicated that Nexamp has been very fair with their site plan and answering the public concerns; more so than other developers.

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Mr. Dostoler asked about the noise coming from the array. Ms. Cameron indicated that the only noise will be coming from the inverter, sounding like a house fan and will be located 15 feet away from the array and access road and sounds like a house fan. Mr. Klebart asked how far away will the array be from Interstate 395 and Ms. Cameron noted that the panels will be 100 feet away from the interstate.

Mr. Klebart made a motion to close the hearing. Mr. Dostoler second; vote all in favor.

Mr. Dostoler made a motion to approve the Site Plan for 340 Thompson Road/Webster Solar PV with the following conditions: test pits, regrading of southerly stormwater basin, inspections during construction of erosion and sedimentary controls, provide an as-built of storm water system upon completion. Mr. Klebart second; vote all in favor.

Mr. Klebart made a motion to recommend approval subject to the following conditions: test pits, regrading of southerly stormwater basin, inspections during construction of erosion and sedimentary controls, provide an as-built of storm water system upon completion. Mr. Dostoler second; vote all in favor.

**ANR 7 Kate Lane – Robert & Karen Lanzillotti**

Representative for the applicant presented scope of work, followed by a brief discussion. Ms. Moberg made a motion to endorse the ANR; Mr. Klebart second; vote all in favor.

**8:19 p.m. Public Meeting – Elizabeth Fras – Amended Site Plan Review – 15 Aldrich Street – Green Center Boarding House for Elders and Veterans**

Representative James Tetreault from Thompson and Liston Associates for the applicant provided scope of work that included a soil condition report and stormwater plan. Mr. Eaton stated that everything was addressed based on CME's review and had the following recommendations: One inspection of drainage, extend crushed stone storage volume below westerly PICP to elevation 451 ¼, impermeable membrane between the retaining wall and the westerly PICP, provide an as-built to include drainage. Mr. Eaton noted that the stormwater pits were very close to the abutters and property line. Mr. Tetreault requested a letter to be written for Mrs. Fras' bank. Ms. Donoghue stated an Amended Site Plan Decision would be drawn up in which the Planning Board will all sign and be sent directly to her. Mr. Dostoler made a motion to approve the Amended Site Plan of 15 Aldrich Street with the following conditions: One inspection of drainage, extend crushed stone storage volume below westerly PICP to elevation 451 ¼, impermeable membrane between the retaining wall and the westerly PICP, provide an as-built to include drainage. Ms. Moberg second; vote all in favor.

**Discussion**

**137 Gore Road -- Twisted Piston**

Engineer for the Twisted Piston provided a scope of work of future site plan application. Mr. Eaton asked about existing curb cuts. The owner indicated that the existing curb cut has been there since 1951. Mr. LaFramboise suggested the engineer pay close attention to the curb cut as they submit their application.

**Hometown Bank As-Built**

Mr. Eaton stated he reviewed the most recent as-built and the only change was a recharge. Mr. LaFramboise suggested we send a letter to Bertin Engineering requesting to resubmit an as-built

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addressing CME's recommendations. Mr. Dostoler made a motion not to accept the Hometown Bank As-Built and to send a letter with CME's recommendations. Mr. Klebart second; all in favor.

**Park Avenue School As-Built**

Ms. Donoghue gave Mr. Eaton the as-built plans for review and will be discussed at a future Planning Board meeting.

**Master Plan Implementation Committee**

Ms. Donoghue indicated there has been two meeting to discuss the Master Plan. At the first meeting, 4 target areas were created: Zoning, Recreation, Downtown Parking, and Economic Development. Mr. Klebart stated that all members of the Planning Board are on the Master Plan Implementation Committee and should consider attending. Mr. Klebart noted that the Zoning Committee should have members that utilize it on a regular basis, including members of Planning Board.

**Next Meeting Dates – Monday, December 7, 2015 at 7:00 p.m. in the Town Hall Basement Conference Room, 350 Main Street.**

Meeting Adjourned at 9:21 PM

Respectfully Submitted,  
Meagen P. Donoghue, MRP – Planner/Clerk

All correspondence, reports, plans and applications can be viewed at the Town of Webster Engineering Office, 350 Main St, Webster MA

Minutes Approved:  
Chairman

 Date: 2/22/16