

PLANNING BOARD

DATE: July 23, 2015
TIME: 7:00 P.M.
PLACE: Selectmen's Meeting Room
FOR: Regular Meeting
PRESENT: Jonathan Hankin, Chairman; Suzanne Fowle; Jack Musgrove; Brandee Nelson;
Malcolm Fick
Jeremy Higa, Associate Member
Chris Rembold, Town Planner

Mr. Hankin called the meeting to order at 7:00 P.M.

FORM A's:

Wesley Fliss from Whitman and Bingham Associates was present with a Form A application for 69 Van Deusenville Road. Lot 1 contains 19.70 acres of land. Lot 2 contains 3.38 acres of land. Parcel A contains 3.34 acres of land and is not to be considered a separate building lot. Parcel A may be conveyed to the Land Conservancy for open space.

Mr. Musgrove made a motion to approve the application, Ms. Nelson seconded, all in favor.

MINUTES: JULY 9, 2015

Mr. Musgrove made a motion to approve the minutes of July 9, 2015 as amended, Ms. Nelson seconded, all in favor.

SITE PLAN REVIEW: 69 Van Deusenville Road

Ms. Fowle recused herself from the discussion as she is doing consultant work on another project for the applicant.

Kirt Mayland was present for his Site Plan Review application for commercial construction grading and clearing. Mr. Mayland will be constructing a commercial solar array. The Board conducted a site visit earlier in the day.

Mr. Fliss was present to give a presentation and answer questions. Mr. Fliss said there is an easement over the driveway for Amerigas that Mr. Mayland will have a right to access the property from. The main entrance in the south east corner will have a gate. There will be two additional gates to access the property.

Mr. Fliss said the majority of the property has been cleared but there is some clearing required along the western boarder. The land will have loam and seed. There will be low maintenance dense grass under the panels.

Mr. Fliss said the storm water runoff will be contained on the site. Wick drains four feet deep, below the frost line, three feet wide with crushed stone and geo-textile fabric on top will be installed. There will be five wick drains on the property. They will be installed at the end of the construction process.

Mr. Fliss said the south west corner where there is a grade will have a build out of approximately 50% with solar panels.

Mr. Hankin asked if there will be a walking path.

Mr. Mayland said the walking path would be to the north. He said he is thinking of having the path go around the perimeter of the site along the fence line.

Mr. Fick asked if the build out will be as shown on the plans.

Mr. Mayland said it is proposed but as the site work progresses we will have a better idea of the build out. He said he would like to have approval for the maximum as shown.

Mr. Hankin noted there are trees along the abutting property to the south. He said there is no way to have a path between the fence as shown and the gravel pit.

Mr. Mayland agreed. He said he can figure it out during the process. He said he would like to create a walking path to town.

Mr. Hankin asked if Mr. Mayland had talked to Project Native about having the walking trail on their property.

Mr. Mayland said he had spoken with them but he was not sure it could be done. He said there will be more discussion.

Mr. Hankin said, given the choice, a path at the edge of the field might be preferable to walking along the chain link fence of the array

Ms. Nelson said this is an amenity in an industrial zone. She did not have a problem with having the trail along the boundary of the array.

Mr. Mayland said there will be micro inverter boxes at the end of each row of panels. There will be very little noise. The energy will be transformed at the interconnection point. He said there will be 6-8 electric poles. The poles will belong to National Grid.

Ms. Nelson asked about the fence.

Mr. Mayland said the fence will be a 6 foot high chain link fence. There will be no barbed wire. Mr. Mayland said he is having a conversation with the Building Inspector and the Wire Inspector.

Mr. Musgrove asked if the fence is for safety.

Mr. Mayland said yes, for public safety and security. He said the fence is required.

Mr. Rembold said he is concerned about runoff eroding the steep pit bank.

Mr. Fliss said there is no concern about water leaving the site so the bank would not be eroded.

Mr. Rembold asked about the maintenance of the wick drains.

Mr. Fliss said maintenance is required 1 to 2 times a year by changing the filter fabric.

Mr. Mayland said there will be a maintenance contract including the cleaning of the wick drains and mowing.

Mr. Musgrove said he is concerned about the steepness of the gravel pit. If the fence is going to go along the pit then the pit should have fence or guardrail installed.

Mr. Mayland said something can be put up.

Mr. Hankin asked about removing the bittersweet and other invasive species from the site.

Mr. Mayland said at the last site we cleared the bittersweet was removed by hand cutting and spraying the root base. He said the process will be discussed with the Board of Health.

Mr. Rembold said he did not know that the Board of Health would regulate the process. He said a licensed applicator would be required to do the spraying. He said this could be a condition of the approval.

Ms. Nelson asked what kind of vehicle the perimeter road will accommodate.

Mr. Fliss said the heaviest equipment during construction will use the perimeter road. The road will be constructed with 3 inch crushed gravel and 1 1/2 to 2 inch stone. The sub base will be compacted. Any kind of vehicle will be able to travel it. The road will accommodate emergency vehicles as well.

Ms. Nelson asked if the Fire Chief will look at the road.

Mr. Rembold said the staff has not finished their review. The Fire Chief will look at it.

Mr. Hankin asked if the gravel was being imported for the roads.

Mr. Mayland said yes.

Mr. Musgrove asked if the south west corner would be graded for the walking path.

Mr. Fliss said there is no plan to grade the corner for the walking path.

Mr. Musgrove said he wants a condition for the path.

Mr. Mayland said it is not a problem for there to be a condition as long it does not dictate that we gravel the path or maintain it.

Mr. Rembold said there is nothing in the application that addresses the maintenance. He said he thought an operation maintenance plan should be added.

Mr. Mayland said he would submit a formal plan before the construction begins.

Mr. Hankin suggested the wick drains should be addressed in the maintenance plan.

Mr. Musgrove said he would like to have the maintenance of the invasive species addressed.

Ms. Nelson suggested the mowing be set up for specific times to accommodate the habitat.

Ms. Fowle commented as a consultant that the site was a long way from becoming a grassy meadow as it has been recently cleared. She said grassland birds would not move in yet.

Mr. Musgrove read through the site plan review criteria. Two conditions were proposed: To modify the operations maintenance plan to include annual inspections and maintenance of the wick drains, and to require removal of invasive species and maintenance by a licensed applicator.

Mr. Rembold suggested that prior to closing out the building permit and obtaining the certificate of completion the applicant must provide the name and license of the applicator.

Mr. Hankin asked about decommissioning the site.

Mr. Rembold said there is a condition on the previous applications that should be included on this one that addresses decommissioning the site. The language appears on the site plan review permit.

A fourth condition for the permit is that the space for the walking trail will be 11 feet wide.

Mr. Musgrove made a motion to approve the site plan review with the four conditions discussed, Ms. Nelson seconded, all in favor.

Ms. Fowle rejoined the meeting.

ANNUAL REPORT:

The Board thanked Mr. Hankin for writing the Annual Report. There were no comments.

TOWN PLANNER'S REPORT:

Mr. Rembold had nothing to report.

CITIZEN SPEAK TIME:

No one spoke.

Mr. Hankin said he had received an e-mail requesting the Planning Board to host a debate of the proponents of the property tax restructure. After a short conversation the Board members decided they did not want to host a debate as this topic is not part of the Board's function.

OTHER BUSINESS & COMMITTEE UPDATES:

Mr. Fick said he attended the BRPC meeting that discussed the pipeline issue. He said there is a public hearing on July 28. He said the pipeline size is proposed to be reduced from 36" to 30". No one knows where this discussion will go.

Ms. Fowle said the CPA would be accepting step 1 applications through September 1, 2015.

Ms. Nelson said the Lake Mansfield Task Force will be interviewing potential consultants to hire to do comprehensive planning of the site.

Having concluded their business, Mr. Hankin adjourned without objection at 8:46 P.M.

Respectfully submitted,



Kimberly L. Shaw
Planning Board Secretary

