

TOWN OF WINCHENDON

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WINCHENDON TOWN CLERK



NOTICE OF MEETING

Pursuant to the provisions of Chapter 30A, Sections 18-25 of the General Laws, as amended, notice is hereby given that a meeting of the following board, committee, or commission will be held on the date and time specified below. Said meeting will be open to the public and press.

BOARD/COMMITTEE: Planning Board

DATE: October 30, 2018

TIME: 6:30 p.m.

LOCATION: Town Hall – 2nd Floor Auditorium
109 Front Street Winchendon MA 01475

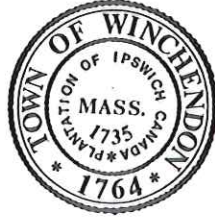
Agenda

1. Call to Order
 - Pledge of Allegiance
2. Announcements
3. Public Comment
4. Approval of Minutes 10/2/2018, 10/16/2018, 1/2/2018, 5/15/2018, 6/5/2018
5. New Business:
 - **6:30 PM Continued Public Hearing:** 135 Gardner Road – ANR
 - **6:45 PM Continued Public Hearing:** Oya Sullivan Solar Project, 270 Hale Street – Formal Site Plan Review
6. Old Business:
 - **Planning Board Re-Organization**
7. Committee/Meeting Updates:
 - Community & Economic Development Steering Committee (CEDSC)
 - Master Plan Committee
 - Montachusett Regional Planning Commission (MRPC)
 - Montachusett Joint Transportation Committee (MJTC)
8. Correspondence
9. Other Business
10. Adjourn

Notice- The above topics do not prohibit additional last-minute or unforeseen matters.

The meeting room is handicapped accessible. With advance notice the Planning Board can arrange reasonable accommodation for persons with other disabilities. To request assistance, contact the Department of Planning & Development at 978-297-3308.

TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Approved: / /

Planning Board Minutes
Planning Board Meeting/Public Hearing
October 2, 2018
Town Hall 2nd Floor Auditorium

Present: Chairman Guy Corbosiero, Burton Gould Jr., Arthur Amenta, and Scott Robillard
Chantell Fleck, Planning Agent

Public Attendees: David Albrecht, Frank Holmes, Brian Huntley, Dana Kurylo,
Pam Hayes, Noreen Sullivan, Mark Pennell, Eileen Sheehan, Kevin Raymond,
& Wesley Flis

Materials: Agenda, October 2nd, 2018
Oya Sullivan Solar Project, 270 Hale Street- Formal Site Plan Review
Stantec- Oya Sullivan Solar Project Site Plan Review
135 Gardner Road Solar Project- 10-2-18- Formal Site Plan Review
Site Use Plans- 135 Gardner Road Winchendon, MA 01475

Call to Order: 6:30 PM
Pledge of Allegiance

Announcements: Chairman Corbosiero announced that anyone is welcome to record the meeting as long as they let the board know. The fall festival is Saturday the 6th on Central St. The planning board is short two board members; there will be a booth at the festival in regards to becoming a member of the town boards and committees.

Approval of Minutes: Moved to the next meeting.

Public comments: No public comments.

New Business: 6:30PM Public hearing Oya Sullivan Solar Project 270 Hale St.

Chairman Corbosiero read the public hearing notice.

Mr. Corbosiero called the public hearing to order.

Mr. Frank Holmes with Stantec consulting, there in behalf of Oya Sullivan solar company, was sworn in.

Mr. Holmes showed the board a rendering of the project, which was submitted for a site plan review and low impact development. Most of the property is undeveloped and wooded, totaling 50 acres. The plan is proposed to be 5 megawatts and include 18 acres of solar panels. An acoustical testing was performed and showed only a one-decibel increase at one corner of the project. The project will take 8-10 months from start to finish. The company requested a waiver to allow posting of a surety prior to the issuance of a building permit. Also requested was a waiver to allow the company to determine the construction company once local and state permits have been granted.

Chantell read a comment from the police department, which questioned the emergency access at the project. Mr. Holmes stated the access is through the road and there will also be a minimum of 15 ft. access between the panels and along the property.

The next comment came from the conservation commission; they suggested the planning board request a condition in which the buffer zone will be flagged, so the construction company knows exactly where the zone lines are. Mr. Holmes commented the company expects a condition like this and will conform.

A public attendee, Brian Huntley, with Tighe and Bond came forward and was sworn in. Mr. Huntley reviewed the application and there were two concerns from the company; the lack of a landscape plan, and the drawing does not include a formal access road.

Chantell read Article 6.11.7 of the zoning bylaws which states; if the area where the collector panels are installed and designed that all storm water will be returned to the soil in the area, the whole area will be considered as pervious area, otherwise the actual ground area will be considered impervious.

Mr. Holmes stated the panels are designed as impervious, some storm water will be returned the soil but there is a detention basin to catch the water run-off.

Mr. Corbosiero asked for public comments. Mr. Dana Kurylo from 252 Hale St. stated he is opposed to the solar array, as his property abuts the project. Mr. Kurylo asked Mr. Holmes to clarify what meadow grass is, which will be planted under the panels. Mr. Holmes stated it is grass that grows 3-4 feet tall and will only need to be mowed once or twice a year. Mr. Kurylo drew up an alternate plan that he would appreciate if the company looked over it and made some adjustments to satisfy both parties.

Another public attendee, Pam Hayes, came forward and signed in. She lives across the street from the proposed road and is opposed to the solar project. Her biggest concerns are how much water run-off will happen and how it will affect the surrounding properties, the noise of the installation, and the view of a road and panels across from her rural house.

Ms. Noreen Sullivan, the property owner, came forward and signed in. She apologized for the inconvenience that this proposed plan has caused to some of the neighbors. She stated that she bought this property back in 1972 and has recently begun to think about what she should do with the property. Her expectations of this project were to give back to the environment while preparing for the next step in her life.

Mr. Mark Pennell from 297 Hale St. had a question concerning the ground water and how it will affect the neighbor's well water.

Ms. Eileen Sheehan stated that her husband's family owns a 25-acre parcel abutting the property and if it helped with the neighbors concerns regarding water run off, they would be willing to consider some options in regards to their land.

Mr. Kevin Raymond had a question regarding the acoustical testing and the one-decibel increase in one corner of the property. This testing was done with surrounding trees still there. His question is that when the trees are taken down, will the sound change? Mr. Holmes answered he does not have an answer at the moment but will forward it to the sound engineer.

Mr. Corbosiero asked the board when they would prefer to plan a site visit. The board discussed that 4:00 in the afternoon next Thursday the 11th would work for all parties. Mr. Corbosiero explained that a site visit is just for the board members and is not a public hearing.

Mr. Gould motioned to continue the hearing on October 30th, 2018 at 6:45PM. The board and chair unanimously vote aye.

Continued public hearing: 135 Gardner Road

David Albrecht, an engineer with Borrego solar, came forward and stated this would be an update meeting on how the project is going. Wesley Flis with Whitman and Bingham Associates came forward to speak about the project.

Mr. Corbosiero read the waiver list and discussed the items with Mr. Albrecht and Mr. Flis. All items will be discussed and agreed upon before the next meeting. Chantell stated that she would work on producing the conditions to sign and approve at the next meeting.

Mr. Corbosiero entertained a motioned to continue this hearing at the next meeting on October 16, 2018 at 6:30PM. Mr. Gould motioned, Mr. Robillard seconded, and the board unanimously voted aye.

The next item is a request for a 90-day extension. Mr. Amenta motioned in favor of the request, Mr. Robillard seconded the motion, and the board unanimously voted aye.

Old Business: None

Committee/Meeting Updates: None

Correspondence: None

Other Business: None

Chairman Corbosiero adjourned the meeting at 9:15PM

Respectfully submitted:

Brianna Roberts, Planning Board Recording Secretary

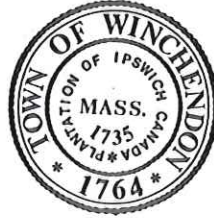
Guy Corbosiero, Chairman

Burton Gould

Arthur Amenta

Scott Robillard

TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Approved: / /

Planning Board Minutes
Planning Board Meeting/Public Hearing
October 16, 2018
Town Hall 2nd Floor Auditorium

Present: Chairman Guy Corbosiero, Burton Gould Jr., Arthur Amenta, and Scott Robillard
Chantell Fleck, Planning Agent
Brianna Roberts, Recording Secretary
Brandon Smith, Borrego Solar

Materials: October 16, 2018 Agenda

Call to Order: 6:33 PM
Pledge of Allegiance

Announcements: Mr. Corbosiero announced there is an opening for a regular and alternate board member. If there is anyone recording, please let the board know.

Approval of Minutes: 12/5/17, 7/17/18, 8/21/18

Public comments: None.

New Business: Mr. Corbosiero entertained a motion to approve the minutes. Mr. Gould motioned to approve, Mr. Amenta seconded the motion, and the board unanimously voted aye. Mr. Robillard voted aye on 7/17/18 and 8/21/18, and abstained from one- 12/5/17, since he was not present for that meeting.

Continued Public Hearing: 135 Gardner Road- Formal Site plan Review for Solar Array

Mr. Corbosiero called the public hearing to order at 6:38 PM

Brandon Smith, present in behalf of David Albrecht, with Borrego Solar came forward. Mr. Smith explained the main outstanding item for this meeting was the lot coverage

percentage of 10.4%. Jeff Newton, the Building Inspector, provided an updated calculation of 9.4% by determining the projected coverage due to the angle of the panels.

Mr. Corbosiero went over the items on the waiver list. The first waiver is from section 6.11.6C, in regards to the noise of the project. Chantell added under special conditions #4, Noise study- A base line noise test will be required prior to construction of the array, the test should be conducted along the lot line of the project located to the closest dwelling unit. Mr. Smith stated this would be agreed upon.

The next item was in regards to the driveway. Mr. Corbosiero stated that this is not a public road, therefore the conditions of requiring 2% is not necessary.

Mr. Corbosiero asked the board members if they had any questions or comments. Mr. Gould spoke to the engineers along with Mr. Flis, and they are satisfied with the changes.

Mr. Corbosiero entertained a motion to close the public hearing at 6:42PM. Mr. Gould motioned to close the hearing, Mr. Amenta seconded the motion, Mr. Robillard voted aye, and the Chair voted aye.

Mr. Corbosiero closed the public hearing. The next item was to approve or disapprove of the solar project. Mr. Gould stated he was satisfied to approve. Chantell went over the list of conditions that need to be met for approval.

Mr. Corbosiero entertained a motion to approve the solar array with these conditions. Mr. Gould agreed to approve the solar array with these conditions, as long as the hours of construction are noted. Mr. Robillard seconded the motion, and the board unanimously voted aye at 6:48PM

Mr. Corbosiero announced the next meeting would be on October 30th at 6:30PM. The re-organization of the board is delayed until there is a full board.

Old Business: None

Committee/Meeting Updates: None

Correspondence: None

Other Business: Mr. Gould announced that the Library would be hosting an Open House Saturday the 20th.

Mr. Corbosiero entertained a motion to adjourn the meeting. Mr. Gould motioned, Mr. Robillard seconded, and the board unanimously voted aye.

Chairman Corbosiero adjourned the meeting at 6:55PM

Respectfully submitted:

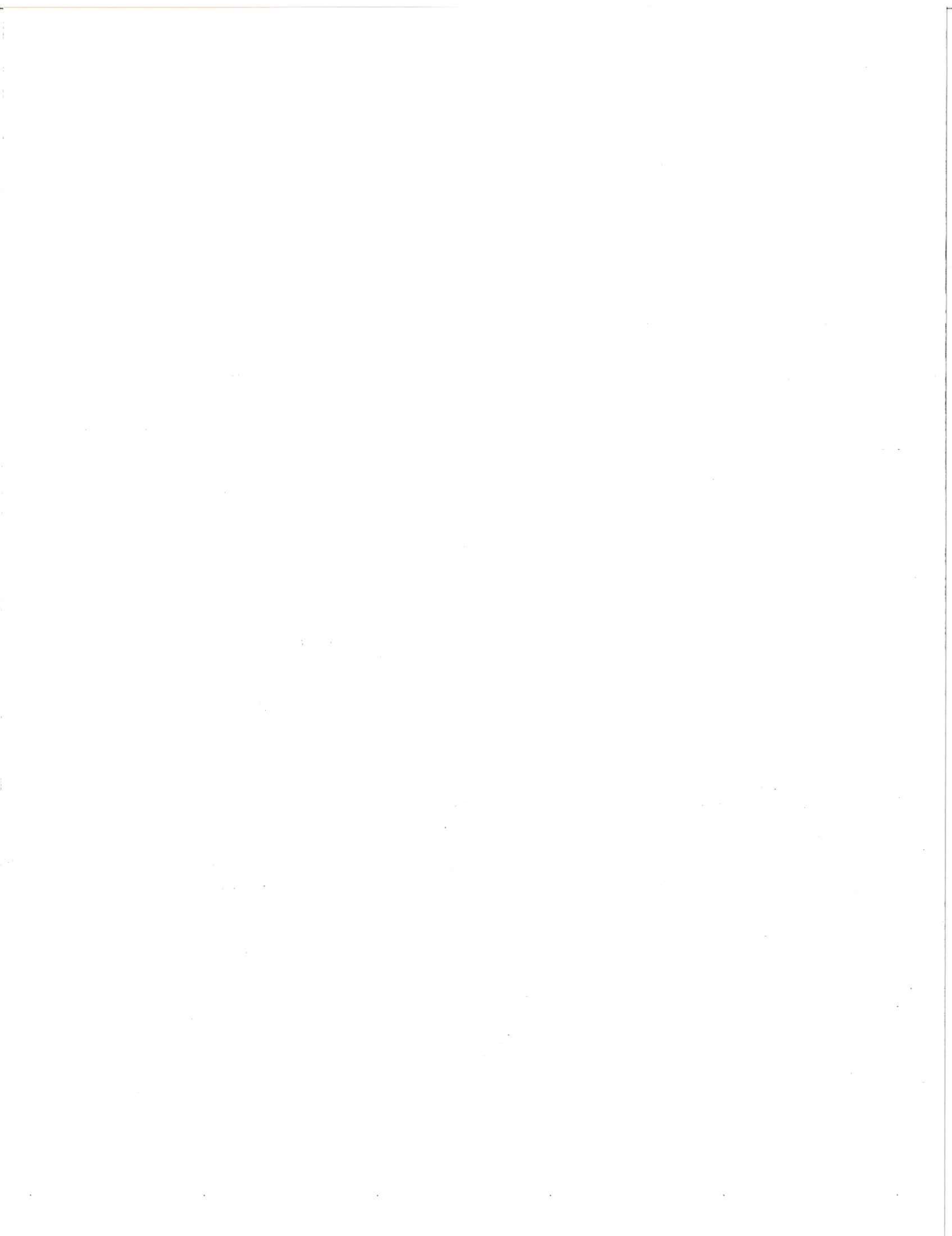
Brianna Roberts, Planning Board Recording Secretary

Guy Corbosiero, Chairman

Burton Gould

Arthur Amenta

Scott Robillard



TOWN OF WINCHENDON



Planning Board

Telephone (978) 297-5410

Approved / /

Planning Board Meeting Minutes

January 2, 2018

4th Floor Town Hall

Present: Chairman Guy Corbosiero, Vice Chair Cailte Kelley,
Robert O'Keefe, and Chantell M. Fleck, Planning Agent

Materials: Marijuana zoning bylaw, copy of commissions new regulations

1. Call to Order: 6:30pm

Pledge of Allegiance

2. Announcements: None

3. Public Comment: None

4. Approval of Minutes: None

5. New Business: None

6. Old Business: Marijuana regulations review discuss draft marijuana bylaw, review discuss draft marijuana general bylaw, review working schedule, set a date for next public forum. Chantell Fleck planning agent and Tracy Murphy put together draft marijuana zoning bylaw and draft marijuana general bylaw. Ms. Fleck presents first draft for review to the board looking for feedback in regards to the draft presented in hopes to revise a second draft. Ms. Fleck discusses newly added information to the zoning bylaw documentation and also addresses the commission's new regulations. Ms. Fleck does not believe the bylaw will have an effect in regards to land use, however would like to address the definition of the types of

establishments. Ms. Fleck suggests going through the bylaw and opening a discussion. Chairman comments before discussion ensues, with the new regulations a public outreach must be done before an application is sent into the cannabis control commission.

Discussion ensues in regards to marijuana bylaws. Ms. Fleck goes over the bylaws and discusses changes made in the administration part of the bylaw which includes that the planning board is designated as the special permit granting authority and the administrator of site plan review for this development. It is broken down into categories as follows: uses, cultivation of recreation and medical use, process and packaging, retail sale and distribution and wholesale, adding that social consumption could be added to this. Chairman states as far as he understands the law there will be no social smoking places established unless the town meeting passes that specifically. Ms. Fleck questions if that will be excluded in zoning and clearly stated whether or not it will be allowed. Ms. Fleck references marijuana retailer provision, an aspect of that called, marijuana social consumption establishment. Ms. Fleck states that as the draft is currently written, no consumption on site will be allowed and the reason being the considerations in feedback received from police chief and town manager concerns. Chairman reviews draft working copy of Chapter 348 of the acts of 2016 and 2017 stating the law itself states the process of allowing on premises smoking must go to election and town meeting. Planning Board agrees specification of social consumption must be addressed. Planning Board reviews zoning map for retail and cultivation, and discusses a second public forum for more input. Cailte Kelley discusses the advantages of having retail location in down town and the prospects of bringing new business into the town.

Robert O'Keefe wants to address where the board absolutely does not want the marijuana establishments. Ms. Fleck discusses R80 being a potential spot for facility for cultivation, processing, and distribution. Mr. Kelley discusses proposed general bylaws and questions retail versus industrial facilities. Ms. Fleck then discusses the overlay district portion of the bylaws. Robert O'Keefe suggests doing different parts of the overlay to give people more areas to choose from or decline. Ms. Fleck discusses with the board the application requirements and rules and regulations for formal site plan approval. Changes made include, a notarized statement from Amherst and included a management plan as well as all

documentation by the Commonwealth of Massachusetts. In addition the Planning Board would like to add anything from the Commonwealth and the applicants. Mr. O'Keefe questions where the fee schedule will be located. Chairman suggests creating a special category of fees listed. Ms. Fleck offers to review fee schedules of other communities following the bylaw review. Planning Board discusses another public hearing. Ms. Fleck reviews requirements with the board. Mr. O'Keefe questions keeping the specifications in the bylaw of uses and consumption on the premise, if the state already says it is not allowed does it need to be listed in the regulations specifically? Ms. Fleck offers to gather more information in regards to the consumption of marijuana. Mr. O'Keefe suggests potentially revising the bylaw verbiage for the future.

Mr. O'Keefe addresses the bike path in the bylaws in regards to retail establishments. The board discusses entryways to the bike paths and whether or not to eliminate access. The board discusses defining overlays and buffers. Board agrees to keep 500 foot buffer in regulations. Cailte Kelley brings up the concerns for the time restrictions on retail establishments that are currently no sales between 8pm-8am. Mr. O'Keefe agrees with retail establishment restrictions but questions retail delivery and cultivation establishments. Chairman suggests adding specifically restrictions in retail sale hours. The board discusses time restrictions further. Ms. Fleck asks if the board would like the retail store hours to correlate with liquor retail store hours, the board agrees. Ms. Fleck offers to do more research on retail hour regulations.

Cailte Kelley addresses section on 6.2.2 section C in the bylaws, no non retail facility should have a gross floor area in excess of 25,000 square feet. Mr. Kelley disagrees with this and believes focus on impact of abutters is important. The board agrees and Mr. O'Keefe adds the old mills are in excess of 25,000 feet and the board does not want to exclude the mills. Ms. Fleck agrees to remove that, questions retail space, the board agrees to keep that requirement for retailers. Mr. Kelley addresses 6.2.6 in the bylaws, plans must show all security measures for marijuana facilities. Mr. Kelley agrees the security plan should be in place but not a matter of public record. The board discusses security plans. Ms. Fleck offers to add that security is not for public record. The board discusses sign regulations in the bylaws, allowing two signs per retail location. The board agrees modifications within the sign regulation bylaws will be addressed and

discussed further. Mr. O'Keefe suggests adding regulations and requirements involving window displays. The board discusses options on modifications. Criteria discussed included blackened out windows, foyer, entryways, curtains, reflective glass, the main concern being that marijuana is not visible from the exterior of the building. Ms. Fleck offers to do a comparison between the signage bylaws with liquor stores and marijuana retail establishments. Chairman would like to add a waiver if there is a case with the applicant and town. Ms. Fleck agrees, and makes note. Mr. Kelley questions the bylaws stating the need to establish a secure waiting area in which requires someone to card an individual at the door. Mr. O'Keefe would like to add a specification in the bylaws stating that individuals will be carded at the door. The board requests more clarification on the established secure waiting area requirements in the bylaws. Further scheduling for a public forum is then discussed. Mr. O'Keefe suggests offering the public to call the planning office to state thoughts or concerns on the marijuana bylaws prior to the next public forum.

7. Meeting updates: Schedule a second public hearing on the marijuana bylaws on February 20, 2018.

8. Meeting Adjourned at 8:16pm

Respectfully submitted;

Sarah Burks, Planning Board Recording Secretary

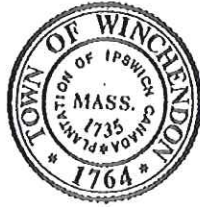
Guy Corbosiero, Chairman

Robert O'Keefe

Cailte Kelley, Vice Chairman

Chantell Fleck, Planning Agent

TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Approved: / /

Planning Board Minutes
Planning Board Meeting/Public Hearing
May 15, 2018
Town Hall 2nd Floor Auditorium

Present: Chairman Guy Corbosiero, Burton Gould Jr., Cailte Kelley, Arthur Amenta,
Chantell Fleck, Planning Agent
Public Attendees: Tony George, David Albrecht, Charlie Walker, Trevor
Fletcher

Materials: Agenda, May 5, 2018
Email documentation regarding conservation NOI status-35 Gardner Rd
Correspondence regarding culvert installation – Roberts Way
MJTC appointment slip
Spring Town Meeting information handout- Proposed Marijuana bylaws
Meeting updates and Correspondence Sheet

Call to Order: 6:30 PM

Pledge of Allegiance

Announcements: Chairman Corbosiero announced that anyone is welcome to record the meeting as long as they let the board know.

Public comments: No public comments.

Approval of Minutes: Passed over.

New Business: 6:30PM Continued Public Hearing – 135 Gardner Rd

Mr. Corbosiero opened the continued hearing at at 6:30pm.

Mr. David Albrecht, representing Borrego Solar was sworn in. Mr. Albrecht provided an update to the Board regarding the status of the NOI application before the Conservation Commission and the complexities of the habitat survey that was recently completed on site. There is currently no endangered species on site. The applicant plans to have the final report on the plant species on site within the next week.

The applicant requested that the Peer review process continue despite conservation action not being complete (pending May 17, 2018 meeting with CONSCOM) and arrange a site

walk with the Planning Board. Mr. Corbosiero read an email from CONSCOM Agent David Koonce regarding the ongoing site assessment and wetland delineation and the likelihood that the Conservation Commission will not have the issues resolved before their June meeting.

A site visit/walk was scheduled for June 7, 2018 at 4pm. Chairman Corbosiero requested the applicant supply the Board with a request for an extension of the decision period by 60 days. The applicant will submit that request in writing to the Board.

Motion made by B. Gould, seconded by C. Kelley approving to continue the hearing to July 17, 2018 at 6:35pm.

Robert's Way – Culvert Discussion

Charlie Walker representing the property owner Form Up Construction and Trevor Fletcher representing Graz Engineering came before the Board to discuss the installation of a culvert at the Robert's Way subdivision that deviates from the approved sub division plan.

Mr. Fletcher explained that there was a misunderstanding that because the road would not be a public road the developer didn't see an issue with changing what was installed due to cost considerations.

Mr. Gould explained that Board members were contacted regarding the specificity of the material the culvert was made of. However, the plan did not specify concrete. Member of the Public, Anthony George discussed that Lionel Cloutier and he were on site and inquired as to why the culvert was not concrete when he was told that the site conditions required steel. In addition, Mr. George asked if this would meet state requirements/code and wanted information on the core sampling. Another concern Mr. George expressed that the road would eventually sag should the road ever be accepted by the town. Mr. Corbosiero clarified that the road was never intended to be public.

Additionally, the Chair referred to the DPW opinion that the material is sufficient. Mr. Kelley spoke of his concern regarding design changes due to cost that are NOT approved prior to implementation. The Board stressed the importance of contacting the town prior to any necessary modifications. B. Gould stressed the importance of the Planning Board "seeing" proposed changes prior to approving them. The Board agreed.

Mr. George cautioned the Planning Board with its use of the term "Private Way." Mr. Corbosiero clarified for Mr. George that the term "Private Way" has less to do with use but ownership.

MRPC Appointment: B. Gould made a motion to appoint G. Corbosiero to MRPC with C. Kelley seconding. Motion approved. G. Corbosiero appointed to MRPC.

MJTC Appointment: B. Gould made a motion to appoint Tracy Murphy to the MJTC with C. Kelley seconding. Motion approved T. Murphy appointed to MJTC.

Old Business: Conservation Chair unable to attend. B. Gould suggested an invitation be sent to the Conservation Commission for a joint meeting regarding Compliance Monitoring.

Marijuana Handout – Planning Agent Fleck distributed the informational handout that will be distributed to voters at the Spring Town Meeting regarding the background and work done by the Planning Board to devise the proposed bylaws.

Committee/Meeting Updates: *see attached*

Correspondence: *see attached*

Other Business: None

Chairman Corbosiero adjourned the meeting at 7:33PM

Respectfully submitted:

Tracy Murphy

Guy Corbosiero, Chairman

Burton Gould

Arthur Amenta

Cailte Kelley

7. Meeting Updates 05-15-18

Master Plan Committee – Matt Leger from MRPC has been working on the update. The next step is to meet with individual Master Plan Committee members to put the chapters together and construct an implementation chapter.

MRPC – Guy Corbosiero

MJTC – No meeting lack of quorum

Community and Economic Development Steering Committee (CEDSC) – The Committee is starting to work with Faverman Designs, Dept. of Housing and Community Development personnel and the Planning Department on developing a Wayfinding Plan for the Winchendon Village District. The designer will be performing a site visit on May 17.

Reminder: The CEDSC will be hosting 2 Ribbon Cutting Ceremonies on June 2 at 10:00 and 10:30am. At 10:00 the ceremony will be at Ahimsa Haven Animal Rescue/Rescued Treasures shop at 200-202 Central St and the ceremony at 10:30 will be at the “new” Second Impressions store located at and 206 Central Street. *ALL are encouraged to attend!*

8. Correspondence

Applications before the Select Board:

Winchendon History and Cultural Center – Event License for Boot Drive that will take place on 5/19/2018 between 9AM and 12 Noon in front of 151 Front Street to raise money for Murdock Scholarship Fund.

Veteran Services – Town of Winchendon- Event License for Memorial Parade that will be held on 5/28/2018 starting at 8 AM.

Immaculate Heart of Mary - Event License for Strawberry Festival to be held on Friday, 6/15/18 5-8pm, Saturday, 6/16/18 9AM to 8PM and Sunday 6/17/18 9AM to noon. Event to include country auction, theme baskets, and Chinese auction.

Clark Memorial YMCA – Event License for Road Race to be held on 6/16/18 the Morin 5K starting at 7:45AM and McDonalds fun Run starting at 9:45Am

Clark Memorial YMCA – Event/Entertainment Permit for Summer Solstice Festival – Parade which will begin at 11 AM.

TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Approved: / /

Planning Board Minutes
Planning Board Meeting/Public Hearing
June 5, 2018
Town Hall 2nd Floor Auditorium

Present: Chairman Guy Corbosiero, Burton Gould Jr., Cailte Kelley, Arthur Amenta.
Chantell Fleck, Planning Agent
Tracy Murphy, Director of Planning and Development
Katie Broome, Recording Secretary
Public Attendees: Alan Clapp, Eric Las, Leston Goodrich, David Jensen

Materials: Agenda, June 5, 2018
West St Solar 1- Formal Site Plan Modification
West St ANR

Call to Order: 6:30 PM
Pledge of Allegiance

Approval of Minutes: Passed over.

Public comments: No public comments.

Announcements: Chairman Corbosiero announced that anyone is welcome to record the meeting as long as they let the board know.

New Business: 6:30PM Public hearing West Street Solar 1 Modification Request

Chairman Corbosiero read the public hearing notice.
Mr. Corbosiero called the public hearing to order at 6:36pm.

Mr. Alan Clapp, representing Nexamp and Eric Las, representing Beals and Thomas were sworn in.

Mr. Las explained the modification consisted of modifying the site lot lines only. The modification did not involve any fundamental change to the solar array itself. Mr. Las went on to explain that Winchendon Ventures, owners of the property are on the agenda seeking approval for an ANR that encompasses this lot should the Planning Board approve the modification.

Mr. Las explained that the modification of the lot lines maintains all setback requirements and minimum lot size as defined in the Winchendon Zoning Bylaws. Subsequent lot size if modification approved would go from 112 acre lot to 25.3 acre lot.

Interconnection point – The remainder of the overhead connection point will now be overhead as a result of the lot line modification request. Chairman Corbosiero clarified that the interconnection point being modified from an underground connection to overhead is an additional item being modified beyond the lot lines.

The Planning Agent asked the applicant to clarify construction activity beyond the project extents that involved tree clearing. Mr. Clapp explained that the construction extents were previously approved by the Board and remain as easements through the original lease agreement between the property owner and developer.

Hearing was closed at 6:51pm.

Motion made by B. Gould to Approve modification as presented. Motion seconded by C. Kelley with A. Amenta and G. Corbosiero voting in favor.

West St ANR – taken out of order as Conservation Commission does not have a quorum for joint meeting as of yet.

David Jensen of Winchendon Ventures presented the ANR plan to the Board which contained more meets and bounds detail than the plan included in the modification outlined above.

The ANR consists of creating 5 lots. Parcel Z is not considered a building lot. The Planning Board considered access, frontage and lot area. All three conditions have been met. Mr. Gould clarified that approval does not constitute the ability to obtain a building permit.

A brief 5 minute recess was called to endorse the ANR plans.

Mr. Corbosiero reconvened the meeting at 7:05pm.

Joint Meeting with the Conservation Commission opened at 7:08pm.

The Conservation Commission requested to speak to the PB in interest of discussing compliance monitoring due to the large amount of development going on. Conservation Agent D Koonce clarified that he was under the impression that there wasn't any monitoring going, but now realized that the town relied on staff to do all monitoring. Chairman Corbosiero explained that staff has always served in that capacity but should a project warrant an outside consultant, Planning Board rules and regulations allow for it. It was discussed that the Board has been considering criteria that would determine the use for an outside compliance monitor. Mr. Gould clarified that assigning a compliance monitor must be determined in the context of the Site Plan Approval process and be at the expense of the applicant. Town council clarification was obtained on this issue and confirmed that a

compliance monitor must be discussed during Site Plan Approval process before the Board. In addition, Mr. Gould clarified that PB approval must include compliance with all other Town Boards terms and conditions if any action had taken place before them.

Processes for development projects were discussed regarding Peer Review and the sometimes unavoidable situation where changes occur to a previously approved plan due to site conditions. In an effort to avoid this, the Planning and Development Department has changed its procedures for accepting application where other Board actions are required. The Planning Board is the last step in the permitting process. NO Site Plan applications will be accepted by the Planning Department until other Boards have considered the project and have communicated the outcome of that process to the Planning Department.

Joint meeting with the Conservation Commission closed at 7:43pm

Capitol Planning Appointment: B. Gould made a motion to appoint Guy Corbosiero to the Capitol Planning Committee with C. Kelley seconding. Motion approved. G. Corbosiero appointed to the Capitol Planning Committee.

Zoning Bylaw Update: The Planning Board was notified by the Planning Agent that the town received a grant to update the Zoning Bylaws. The sub-committee will be activated when the process comes nearer. More information to come in the future.

Old Business: None

Committee/Meeting Updates: MJTC to meet at Winchendon Town Hall on June 13, 2018 at 6:30pm.

Correspondence: None

Other Business: None

Chairman Corbosiero adjourned the meeting at 7:52PM

Respectfully submitted:

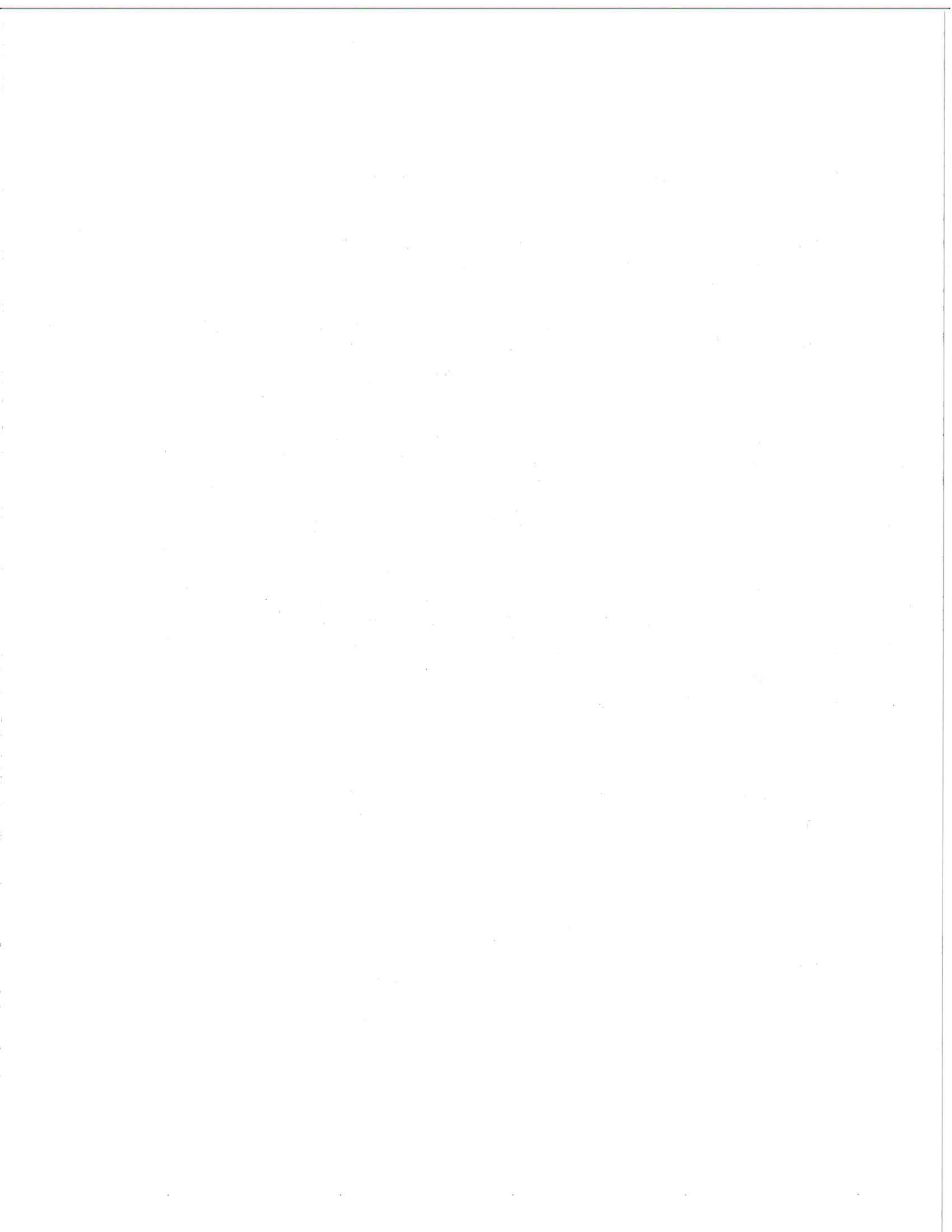
Tracy Murphy

Guy Corbosiero, Chairman

Burton Gould

Arthur Amenta

Cailte Kelley



7. Meeting Updates 10-30-18

Master Plan Committee - No update.

MRPC – Guy Corbosiero

MJTC – MRPC is working on revising the scoring system for Project Needs Scores that compile the TIP project rankings.

Community and Economic Development Steering Committee (CEDSC) – The CEDSC will be meeting with the Toy Town Partnership to discuss collaboration.

8. Correspondence

Applications before the Select Board:

Veterans of Foreign Wars – An Event license for Annual Poppy Sale to be held on November 2nd and 3rd, 2018 located at Cumberland Farms and Fidelity Bank, Proceeds to go into relief fund and utilized for Veterans.

Second Impressions- 206 Central ST – modification of License for name change to Toy Town Treasures.

Amanda Lawler - An Event license for Harper Grace Memorial Scholarship 5K Road Race to be held November 3, 2018 starting at 8 a.m.

Surrounding Communities

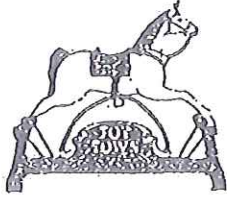
ZBA Gardner- Notice of Decision for the granting of a Variance. The Gardner Zoning Board of Appeals at its August 21, 2018 meeting voted to approve, with conditions to Woodford Electric, a Variance for the operation of a contractor's yard with external storage at 455 West Street, Gardner, MA.

ZBA Gardner- Notice of Decision for the granting of a Variance. The Gardner Zoning Board of Appeals at its August 14, 2018 meeting voted to approve, with conditions to Michelle Raymond, a Variance to construct a parking area and access drive at 143 Washington Street, Gardner, MA.

ZBA Gardner- Notice of Decision for the granting of a modification to Special Permit dated December 18, 2007 issued to Thomas Gibbons representing Conrad Donell of Sunshine Realty Trust at the location Parcel ID# W32-18-1 and W32-22-1. The applicant addressed specific issues regarding the violations of the as-built plans submitted for phase one with revised plans dated August 8, 2018.

ZBA Gardner- Notice of Decision for the granting of a variance to Michael Erksine to construct a new front porch and stairs at 39-41 Water Street, Gardner, MA Parcel ID# 22-1-13 located in the single family residential district. Proposal did not meet the setback requirement.

ZBA Gardner- Notice of Decision for the granting of a Variance to construct a new rear deck



Winchendon Planning Board,

Town Hall, 109 Front Street, Winchendon, MA 01475

Telephone (508) 297-0085

Fax (508) 297-1616

pdg 110-00
chk #
2679

RECEIVED

OCT 18 2018



DH
11:40

FORM A (ANR)

To the Planning Board: The undersigned, believing that the accompanying plan of property in the Town of Winchendon does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits such plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

Received by Planning Board 10/18/18 (CP) PB# 2018-1018

Location of land 135 Gardner Road (1 add'l lot)

of lots being created herein

Any remaining land does not create a nonconforming lot.

APPLICANT BORREGO SOLAR SYSTEMS, INC.

Address 55 Technology Drive Suite 102 Lowell, MA 01851

Telephone number 978-613-2621 (D. AUBRECHT)

LANDOWNER BOUCHER LIVING TRUST

Address 135 GARDNER ROAD WINCHENDON MA 01475

TITLE OF PLAN PLAN OF LAND WINCHENDON MA 2-23-18

Deed to the property is recorded in the Worcester District Registry of Deeds at:

Book 51427 Page 180

Assessor's Map 12 Parcel 0-49 Zoning District 12-80

"One original (mylar) and five copies of this plan are to be submitted with this Form A to the Town Clerk, along with the filing fee."

Signature of Applicant David A. St...

Signature of Landowner SEE ATTACHED AUTHORIZATION

To Town Clerk

You are hereby notified that the plan described above has/has not been endorsed by the Planning Board on _____ as follows: "Planning Board Approval Under Subdivision Control Law Not Required".

(Chairman)

Date copy sent to applicant

Revised 6/8/04



EXHIBIT F

October 2, 2017

To Whom It May Concern,

Borrego Solar Systems, Inc. and its employees and affiliates are hereby authorized to act as our agent for submission of applications and related plans and documents, and to appear before boards and other officials, with respect to obtaining approvals for solar installations to be constructed on my property located at 135 Gardner Road, Winchendon, MA 01475 consisting of a single lot defined as Town of Winchendon Assessors Map 12 Lot 49.

Sincerely,

A handwritten signature in blue ink that reads "Cynthia Boucher". The signature is written in a cursive style with a large initial "C".

Cynthia Boucher, Trustee

Oya Sullivan Solar Project, 270 Hale Street

Formal Site Plan Review 10-30-18

1. Fire Department Comments
2. Peer Review Response Letter from the Applicant
3. Tigh & Bond Second Peer Review Letter
4. Letter from OYA Solar regarding urgency in acquiring permit
5. OYA Sullivan Site Noise Evaluation
6. Information on Buffers for notification of abutters
7. Revised plans dated October 18, 2018



Chantell Fleck

Fire Dept.

From: Tom Smith
Sent: Friday, October 19, 2018 10:40 AM
To: Jonathan.spicer@stantec.com
Cc: Tracy Murphy; Chantell Fleck
Subject: OYA Sullivan Solar Project - Fire Department Response

Follow Up Flag: Follow up
Flag Status: Flagged

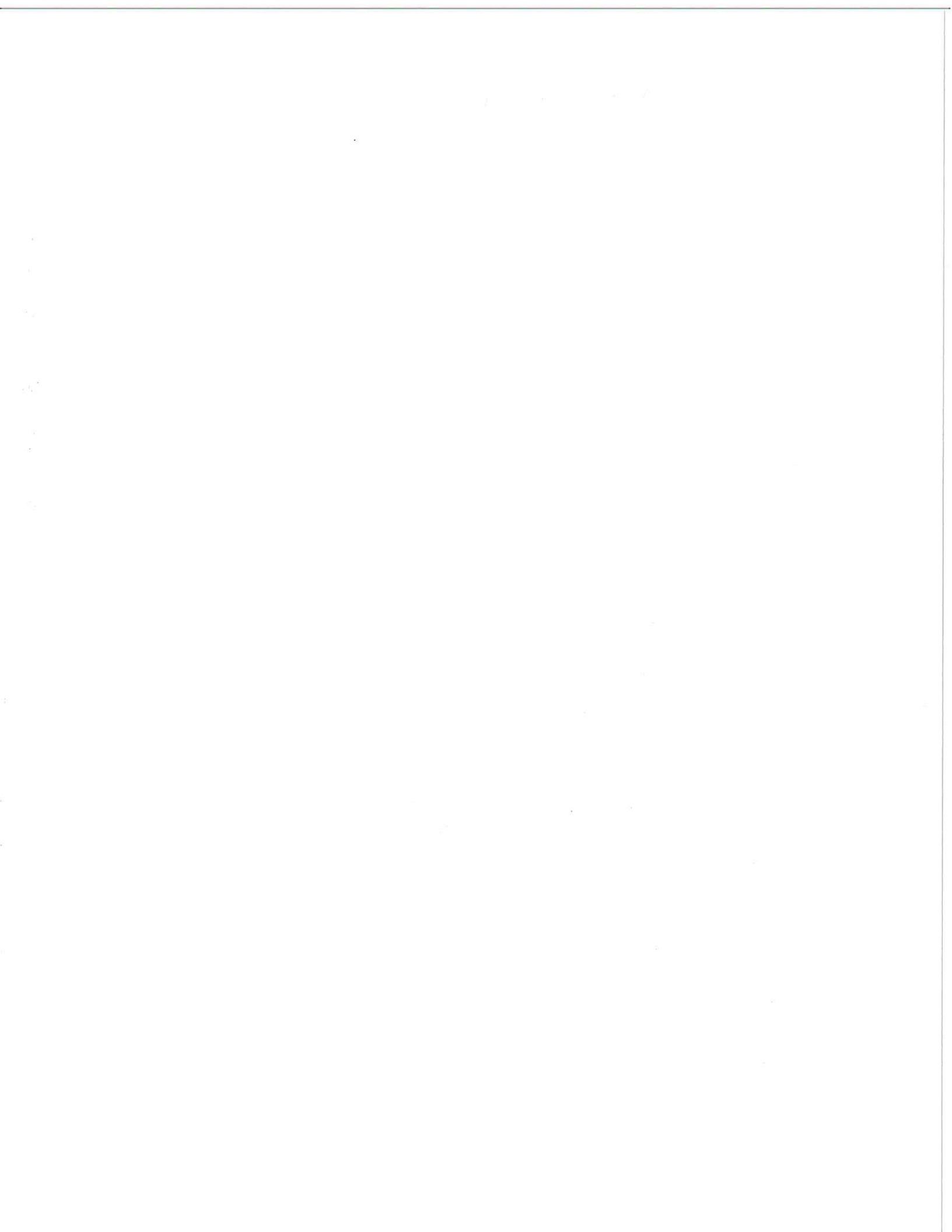
Jonathan,

Thank you for the copy of the Hale Street OYA Sullivan Solar Project. Our department has the following requests that we have given to all of the solar projects in Winchendon. I have listed them below.

- A "Knox" box and key access to the entry gate for the department (application can be picked up at the fire station)
- Provision for a fire department orientation at the site once the project is complete showing the location of the disconnects and other equipment.
- Adequate entry access to the site and around the outer sections of the project for a brush truck. This access around the project only needs to be hard packed enough for a brush truck.
- Ability to turn an ambulance around within the site.
- Appropriate ongoing maintenance of brush/grass in the proximity of the solar array.
- Accurate contact information throughout the project.

If you have any questions feel free to contact me either via email or at my office (978-297-5415).

Chief Thomas Smith





Stantec Planning and Landscape Architecture P.C.
226 Causeway Street 6th Floor, Boston MA 02114-2155

October 18, 2018
File: 210801575

Chantell Fleck
Town of Winchendon
Planning Board
109 Front Street
Winchendon, MA 01475

Dear Ms. Fleck,

Reference: OYA Sullivan Solar Project, Peer Review

We have reviewed the comment letter from Tighe & Bond, dated October 1, 2018. Based on this comment letter, we have provided responses below. We have re-typed each of the comments and have provided responses immediately following the comments in italics.

General Comments:

1. The following requirements under Section 3.3.3 Form and Contents of Site Plan of the Site Plan Regulations were not included on the Site Plans:
 - a. A Landscape Plan has not been provided. The Board should determine if a landscape buffer on the subject property is required to protect traffic on Hale Street and abutters from visibility impacts.

Response: Landscape buffers have been added to Sheet C-3 in areas where existing vegetation is non-existent or insufficient to provide proper screening.
 - b. The project does not propose a formal access road within the solar array.
 - i. Provisions for maintenance of the access drive are not provided in the Operation & Maintenance plans. Regular observation and maintenance should occur to maintain the roadway surface in a passable condition.

Response: The Operation & Maintenance Plan has been revised to include provisions for the access drive.
 - ii. Temporary access throughout the solar array during construction should be indicated on the Site Plans.

Response: Vehicular access throughout the array is not required for O&M - access by foot or ATV is sufficient. Vehicular access during construction is not required. Only construction vehicles - skidssteers, telehandlers or other track and/or other large tire 4x4 construction vehicles capable of traveling throughout the site as-is would be used.

Reference: OYA Sullivan Solar Project, Peer Review

- iii. The Winchendon Fire Department should be consulted to opine on emergency vehicle accessibility throughout the project area.

Response: Chief Smith of the Winchendon Fire Department has been provided copies of the most recent plans to review and comment on the adequacy of the access drive. We met with Chief Smith, along with other Town staff, in June to review the project and Chief Smith indicated at that meeting that the access driveway would not need to be paved and would not need to provide access to the perimeter of the project.

2. The following requirements under Section 3.3.4 Supplemental Plan Information Required and Section 3.3.5 Impact Statement of the Site Plan Regulations of the Site Plan Regulations were not included in the Project Narrative:

- a. The volume of earth to be removed if applicable, or a statement indicating that "no earth is to be removed" was not provided. The Applicant should provide calculations for determining the amount of earth to be removed and/or the amount of fill to be brought to the site. The calculations shall be prepared by a Registered Engineer.

Response: The access drive location was revised to the eastern side of the property along an existing pathway. At this location the grades are more modest, and less tree removal will be required. No import or export of material is required for the project.

3. The following requirements under Section 6.11.6 of the Winchendon Zoning Bylaws (Solar Energy Collection Systems) were not included in the final deliverable:

- a. A statement bearing the seal of a licensed professional engineer stating the measured normal pre- and post-construction noise levels at points along the property lines was not provided. The Applicant should provide the required information to satisfy the Town of Winchendon Zoning Bylaws.

Response: An acoustical assessment was completed by Acentech on August 15, 2018. The assessment was emailed to the Town on August 24, followed by 10 hard copies by mail.

- b. The name, address, and contact information for the proposed system installer was not provided. The Applicant should provide the required information to satisfy the Town of Winchendon Zoning Bylaws.

Response: The system installer is not yet known. The Applicant requests the name of the system installer, address and contact information be provided as condition of approval.

Reference: OYA Sullivan Solar Project, Peer Review

- c. Mounting System Specification sheets were not provided, noting the manufacturer is "TBD".

Response: The Applicant requests that mounting system specifications sheets be provided prior to issuance of a building permit.

4. The Board should determine if a Stormwater Inspection and Maintenance Agreement is necessary.
5. In general, the project has been designed to meet the intent of the Massachusetts Stormwater Management Standards (Standards) and the Winchendon LID Bylaw. We offer the following comments which pertain to the contents of the Stormwater Management Report and design:

- a. Standard 8 - Minimum construction-period erosion and sediment controls are shown as part of the Site Plans, which include perimeter fencing, diversion berms, and sediment basins. The Stormwater Report indicates that the Contractor will be required to develop a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. We recommend a potential condition of approval requiring the Applicant to provide a copy of the SWPPP to the Board prior to construction.

Response: Agreed.

- b. Standard 9 – A Stormwater Operation and Maintenance Plan was provided; however, an estimated maintenance budget was not included.

Response: We estimate an ongoing annual budget of \$10,500 per year for the Stormwater Operation and Maintenance Plan. Additional maintenance will be required in year 1 following construction, every 2 years for the access road and every 5 years for sediment removal. Please see Section 3.3 of the attached Operation and Maintenance Plan for a summary of estimated budget.

- c. Standard 10 - An Illicit Discharge Statement was not provided; however, the Massachusetts Stormwater Checklist indicates that a statement will be provided prior to construction. The Board should consider a condition of approval requiring such.

Response: The Applicant requests this as a condition of approval.

- d. The hydrologic analysis should be revised to model the proposed stormwater basin as a "water surface", rather than grass.

Response: The hydrologic model has been revised as suggested.

- e. The hydrologic analysis indicates that the proposed basin design does not provide the recommended 1-foot of freeboard during the 100-year storm event to account for design uncertainty, as recommended in Volume 2 of the Massachusetts Stormwater Handbook.

Reference: OYA Sullivan Solar Project, Peer Review

Response: The proposed basin provides 1-foot of freeboard from the peak elevation for the 100-year event to the top of berm and 6-inches from the peak elevation for the 100-year event to the emergency overflow invert.

6. The following comments pertain to the Site Plans:

- a. The proposed roadway material and construction details area unclear.

Response: A detail has been added to Sheet C-7 for the access roadway.

- b. The Site Plans indicate a pavement patch detail for utility installation. The Applicant should clarify where this construction method will be utilized.

Response: The detail has been removed from Sheet C-7.

- c. The proposed roadway does not include grading. The existing topography nearest to the turnaround area appears to be approximately 10%. The Applicant should confirm this slope is suitable to emergency vehicle access or adjust the plans as necessary.

Response: The location of the proposed access roadway was revised to the eastern portion of the site. At this location the access roadway requires very little alteration to existing grades, resulting in topography no steeper than 6%. Proposed grading is shown on Sheet C-5.

- d. The proposed layout does not provide a defined access to the detention basin for routine maintenance.

Response: Refer to the attached Exhibit A for a route to access the detention basin for maintenance.

- e. The proposed basin includes an approximately 3-foot-deep cut in the eastern portion of the basin. No test pit was performed as the basin is not intended as an infiltration basin; however, there is potential for groundwater to weep from the side of the basin during seasons of high groundwater. The Board may wish to consider a potential condition of approval to require a test pit prior to construction to confirm groundwater elevation within the basin.

Response: Design for the basin was based on NRCS soil logs indicating depth to groundwater for Becket-Skerry association, 0-15 percent slopes, map unit 908C, to be greater than 80-inches in this area. A 3-foot cut would still leave approximately 3.5-feet of separation from estimated seasonal high groundwater. We agree that a condition of approval requiring test pits prior to construction to confirm soil and groundwater conditions is reasonable.

- f. The proposed embankment at the detention basin is approximately 25 feet in height, at a 3:1 fill slope. We recommend additional stabilization (ie. erosion control blanket, or hydroseeding with

Reference: OYA Sullivan Solar Project, Peer Review

bonded fiber matrix) along this slope. We also recommend the Applicant consider either discharging the basin outlets at a lower elevation, or providing riprap to the bottom of slope, both to avoid water flow on top of the 3:1 fill slope.

Response: A detail for additional stabilization has been added to Sheet C-7. Riprap has been extended to the bottom of the slope as shown on Sheet C-6.

- g. Perimeter chain-link fence should be raised 6 inches above grade to allow for wildlife passage.

Response: Detail on Sheet C-7 has been revised.

- h. Discharge pipes from the proposed basin are indicated as 16-inch and 20-inch high density polyethylene (HDPE). These pipe diameters are not standard HDPE sizes. The Board should consider a potential condition of approval to require the Applicant to provide revised hydrologic calculations demonstrating that no substantial change in basin functionality should the Applicant wish to utilize alternative pipe diameters.

Response: Pipe diameters have been revised to 15-inch and 24-inch HDPE respectively.

- i. The proposed basin utilizes an impervious core (clay) within the perimeter berm. The Applicant should confirm this core will extend to the bottom of the fill slope. The Applicant should also consider if the core should extend below the fill slope to prevent infiltrated water from flowing beneath the core and through the berm section.

Response: The impervious core will extend below the fill slope. The detention basin detail on Sheet C-7 has been revised to indicate the impervious core will extend 2-feet below existing grade.

Regards,

Stantec Planning and Landscape Architecture P.C.

Frank Holmes
Principal

Phone: (617) 654-6059
Fax: (617) 523-4333
frank.holmes@stantec.com

Attachments: Revised Site Plans
Revised HydroCAD Calculations
Revised O&M Plan & Log

Design with community in mind

October 18, 2018
TIGHE & BOND, INC.
Page 6 of 6

Reference: **OYA Sullivan Solar Project, Peer Review**

Estimated O&M Budget

- c. Loni Tsui, OYA Solar MA, L.P.
Jean Christy, Tighe & Bond

W-1157-051
October 24, 2018

Tracy Murphy, Director of Development
Town of Winchendon
109 Front Street
Winchendon, MA 01475

Re: **OYA Sullivan Solar Project – Peer Review**

Dear Tracy and Members of the Planning Board:

Tighe & Bond has been retained by the Town of Winchendon to provide Peer Review Services to the Planning Board in their review of the Site Plan Review and Low Impact Design Permit Applications for the construction of a 5.0 MW photovoltaic solar array (the Project). The Project is located on an approximately 49.5-acre parcel of land located at 270 Hale Street in the Town of Winchendon, Massachusetts. The property is located within the Rural Residential (R-80) zoning district, according to the latest Zoning Map, dated November 2, 2009.

An initial findings letter was issued on October 1, 2018 identifying varying concerns relative to the project's compliance with general engineering practices, Winchendon Zoning Bylaw, Low Impact Development (LID) Bylaw, Site Plan Design Guidelines of Massachusetts, and the Massachusetts Stormwater Management Standards. A Public Hearing was held on October 2, 2018. A response to those comments was provided by Stantec Consulting Services, Inc. (Stantec) dated October 18, 2018. Included with the response were revised site plans, hydrologic calculations, and an Operation and Maintenance Plan.

The following includes the original comment provided by Tighe & Bond, followed by Stantec's response in bold, and any final recommendations to the Board or outstanding issues following in italics:

1. The following requirements under Section 3.3.3 Form and Contents of Site Plan of the Site Plan Regulations were not included on the Site Plans:
 - a. A Landscape Plan has not been provided. The Board should determine if a landscape buffer on the subject property is required to protect traffic on Hale Street and abutters from visibility impacts.
Stantec Response: Landscape buffers have been added to Sheet C-3 in areas where existing vegetation is non-existent or insufficient to provide proper screening.
T&B Response: The Board should determine if the proposed screening is adequate.
 - b. The project does not propose a formal access road within the solar array.
 - i. Provisions for maintenance of the access drive are not provided in the Operation & Maintenance plans. Regular observation and maintenance should occur to maintain the roadway surface in a passable condition.
Stantec Response: The Operation & Maintenance Plan has been revised to include provisions for the access drive.
T&B Response: Comment addressed.
 - ii. Temporary access throughout the solar array during construction should be indicated on the Site Plans.



Stantec Response: Vehicular access throughout the array is not required for O&M – access by foot or ATV is sufficient. Vehicular access during construction is not required. Only construction vehicles – skid steers, telehandlers or other track and/or other large tire 4x4 construction vehicles capable of traveling throughout the site as-is would be required.

T&B Response: Comment addressed.

- iii. The Winchendon Fire Department should be consulted to opine on emergency vehicle accessibility throughout the project area.

Stantec Response: Chief Smith of the Winchendon Fire Department has been provided copies of the most recent plans to review and comment on the adequacy of the access drive. We met with Chief Smith, along with other Town staff, in June to review the project and Chief Smith indicated at that meeting that the access driveway would not need to be paved and would not need to provide access to the perimeter of the project.

T&B Response: Comment addressed.

2. The following requirements under Section 3.3.4 Supplemental Plan Information Required and Section 3.3.5 Impact Statement of the Site Plan Regulations of the Site Plan Regulations were not included in the Project Narrative:

- a. The volume of earth to be removed if applicable, or a statement indicating that "no earth is to be removed" was not provided. The Applicant should provide calculations for determining the amount of earth to be removed and/or the amount of fill to be brought to the site. The calculations shall be prepared by a Registered Engineer.

Stantec Response: The access drive location was revised to the eastern side of the property along an existing pathway. At this location the grades are more modest, and less tree removal will be required. No import or export of material is required for the project.

T&B Response: Comment address. The Board may wish to consider a condition of approval prohibiting the export of material from the project site.

3. The following requirements under Section 6.11.6 of the Winchendon Zoning Bylaws (Solar Energy Collection Systems) were not included in the final deliverable:

- a. A statement bearing the seal of a licensed professional engineer stating the measured normal pre- and post-construction noise levels at points along the property lines was not provided. The Applicant should provide the required information to satisfy the Town of Winchendon Zoning Bylaws.

Stantec Response: An acoustical assessment was completed by Acentech on August 15, 2018. The assessment was emailed to the Town on August 24, followed by 10 hard copies by mail.

T&B Response: Tighe & Bond has not received, nor has reviewed the acoustical assessment. We recommend the Board consider a condition of approval stating that the provided assessment be reviewed by a third-party reviewer prior to construction.

- b. The name, address, and contact information for the proposed system installer was not provided. The Applicant should provide the required information to satisfy the Town of Winchendon Zoning Bylaws.

Stantec Response: The system installer is not yet known. The Applicant requests the name of the system installer, address and contact information be provided as condition of approval.

T&B Response: We recommend the Board include a condition of approval stating that the name and contact information of the system installer be provided to the Board prior to construction.

- c. Mounting System Specification sheets were not provided, noting the manufacturer is "TBD".

Stantec Response: The Applicant requests that mounting system specifications sheets be provided prior to issuance of a building permit.

T&B Response: We recommend the Board include a condition of approval stating that the mounting system specifications sheets be provided to the Board prior to construction.

- 4. The Board should determine if a Stormwater Inspection and Maintenance Agreement is necessary.

Stantec Response: N/A

T&B Response: Board action item – no comment required.

- 5. In general, the project has been designed to meet the intent of the Massachusetts Stormwater Management Standards (Standards) and the Winchendon LID Bylaw. We offer the following comments which pertain to the contents of the Stormwater Management Report and design:

- a. Standard 8 - Minimum construction-period erosion and sediment controls are shown as part of the Site Plans, which include perimeter fencing, diversion berms, and sediment basins. The Stormwater Report indicates that the Contractor will be required to develop a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. We recommend a potential condition of approval requiring the Applicant to provide a copy of the SWPPP to the Board prior to construction.

Stantec Response: Agreed.

T&B Response: We recommend the Board include a condition of approval requiring a final SWPPP be provided to the Board prior to construction.

- b. Standard 9 – A Stormwater Operation and Maintenance Plan was provided; however, an estimated maintenance budget was not included.

Stantec Response: We estimate an ongoing annual budget of \$10,500 per year for the Stormwater Operation and Maintenance Plan. Additional maintenance will be required in year 1 following construction, every 2 years for the access road and every 5 years for sediment removal. Please see Section 3.3 of the attached Operation and Maintenance Plan for a summary of estimated budget.

T&B Response: The O&M budget for the proposed stormwater management system is adequate. Comment addressed.

- c. Standard 10 - An Illicit Discharge Statement was not provided; however, the Massachusetts Stormwater Checklist indicates that a statement will be provided prior to construction. The Board should consider a condition of approval requiring such.

Stantec Response: The Applicant requests this as a condition of approval.

T&B Response: We recommend the Board include a condition of approval requiring a signed Illicit Discharge Statement prior to construction.

- d. The hydrologic analysis should be revised to model the proposed stormwater basin as a "water surface", rather than grass.

Stantec Response: The hydrologic model has been revised as suggested.

T&B Response: Comment addressed. As discussed with Stantec, the flow from the 24-inch culvert during the 100-year storm event is greater than that provided in the original analysis, from which riprap sizing was calculation. Stantec has provided revised riprap sizing calculations indicating required stone sizing and channel dimensions to provide energy dissipation and prevention of erosion.

- e. The hydrologic analysis indicates that the proposed basin design does not provide the recommended 1-foot of freeboard during the 100-year storm event to account for design uncertainty, as recommended in Volume 2 of the Massachusetts Stormwater Handbook.

Stantec Response: The proposed basin provides 1-foot of freeboard from the peak elevation for the 100-year event to the top of berm and 6-inches from the peak elevation for the 100-year event to the emergency overflow invert.

T&B Response: Comment addressed.

- 6. The following comments pertain to the Site Plans:

- a. The proposed roadway material and construction details area unclear.

Stantec Response: A detail has been added to Sheet C-7 for the access roadway.

T&B Response: Comment addressed.

- b. The Site Plans indicate a pavement patch detail for utility installation. The Applicant should clarify where this construction method will be utilized.

Stantec Response: The detail has been removed from Sheet C-7.

T&B Response: Comment addressed.

- c. The proposed roadway does not include grading. The existing topography nearest to the turnaround area appears to be approximately 10%. The Applicant should confirm this slope is suitable to emergency vehicle access or adjust the plans as necessary.

Stantec Response: The location of the proposed access roadway was revised to the eastern portion of the site. At this location the access roadway requires very little alteration to existing grades, resulting in topography no steeper than 6%. Proposed grading is shown on Sheet C-5.

T&B Response: Comment addressed. Revised access road location includes grading information.

- d. The proposed layout does not provide a defined access to the detention basin for routine maintenance.

Stantec Response: Refer to the attached Exhibit A for a route to access the detention basin for maintenance.

T&B Response: The sketch provided as Exhibit A indicates how access to the basin post-construction is to occur. Comment addressed.

- e. The proposed basin includes an approximately 3-foot-deep cut in the eastern portion of the basin. No test pit was performed as the basin is not intended as an infiltration basin; however, there is potential for groundwater to weep from the side of the basin during seasons of high groundwater. The Board may wish to consider a potential condition of approval to require a test pit prior to construction to confirm groundwater elevation within the basin.

Stantec Response: Design for the basin was based on NRCS soil logs indicating depth to groundwater for Becket-Skerry association, 0-15 percent slopes, map unit 908C, to be greater than 80-inches in this area. A 3-foot cut would still leave approximately 3.5-feet of separation from estimated seasonal high groundwater. We agree that a condition of approval requiring test pits prior to construction to confirm soil and groundwater conditions is reasonable.

T&B Response: We recommend the Board include a condition of approval that test pits be conducted within the limits of the detention basin prior to construction to evaluate soil texture and groundwater elevations. Test pit data should be provided to the Town for review prior to construction.

- f. The proposed embankment at the detention basin is approximately 25 feet in height, at a 3:1 fill slope. We recommend additional stabilization (i.e. erosion control blanket, or hydroseeding with bonded fiber matrix) along this slope. We also recommend the Applicant consider either discharging the basin outlets at a lower elevation, or providing riprap to the bottom of slope, both to avoid water flow on top of the 3:1 fill slope.

Stantec Response: A detail for additional stabilization has been added to Sheet C-7. Riprap has been extended to the bottom of the slope as shown on Sheet C-6.

T&B Response: Comment addressed.

- g. Perimeter chain-link fence should be raised 6 inches above grade to allow for wildlife passage.

Stantec Response: Detail on Sheet C-7 has been revised.

T&B Response: Comment addressed.

- h. Discharge pipes from the proposed basin are indicated as 16-inch and 20-inch high density polyethylene (HDPE). These pipe diameters are not standard HDPE sizes. The Board should consider a potential condition of approval to require the Applicant to provide revised hydrologic calculations demonstrating that no substantial change in basin functionality should the Applicant wish to utilize alternative pipe diameters.

Stantec Response: Pipe diameters have been revised to 15-inch and 24-inch HDPE respectively.

T&B Response: Comment addressed.

- i. The proposed basin utilizes an impervious core (clay) within the perimeter berm. The Applicant should confirm this core will extend to the bottom of the fill slope. The Applicant should also consider if the core should extend below the fill slope to prevent infiltrated water from flowing beneath the core and through the berm section.

Stantec Response: The impervious core will extend below the fill slope. The detention basin detail on Sheet C-7 has been revised to indicate the impervious core will extend 2-feet below existing grade.

T&B Response: Comment addressed.

We trust this information will be satisfactory for the Board in your review of the OYA Sullivan Solar Project Site Plan Review and LID Permit Applications. Please do not hesitate to contact me should you have any questions or need additional information at 413.572.3238 or jechristy@tighebond.com.

Very truly yours,

TIGHE & BOND, INC.



Jean E. Christy, P.E.
Project Engineer

J:\W\W1157 Winchendon\Task 051-Sullivan Solar Peer Review\Peer Review Letter - 2.docx



Town of Winchendon
Planning Board
109 Front Street
Winchendon, MA 01475

Re: OYA Sullivan Solar Project - 270 Hale Street, Town of Winchendon, MA 01475
(Tax Parcel ID No. 8A1-0-16)

Dear Town of Winchendon Planning Board Members,

We understand that the Planning has been working very diligently reviewing our Site Plan Application submission for our proposed 5 MW_{ac} Solar Photovoltaic Facility Project located at 270 Hale Street ("Proposed Project"), in the last couple of months.

As discussed in our project narrative, our goal is to prepare and design our Proposed Project to be eligible for the Massachusetts Department of Energy Resource's ("DOER") new Solar Massachusetts Renewable Target ("SMART") incentive program, as part of the Commonwealth of Massachusetts' commitment to 25% emissions reduction target by 2020 and 80% by 2050 through the use of renewable resources.

On September 26th, 2018, the Department of Public Utilities ("DPU") issued an order approving the model SMART tariff that was jointly filed by the electric distribution companies and in turn, the DOER has then officially announced the launch date of **November 26th, 2018**, for developers to submit their Statement of Qualification ("SoQ") applications to be eligible into the SMART incentive.

The SMART Program has allocated 1,600 MW of solar power to be installed in the Commonwealth of Massachusetts through a declining block program, in which the incentive levels will decline by prescribed amounts over up to eight blocks per Electric Distribution Company territory. As such, the SoQ will be extremely important for us to secure the Proposed Project into the block program as soon as possible. As part of the SoQ submission, we must have obtained all non-ministerial permits, which includes the Site Plan Approval from the Town.

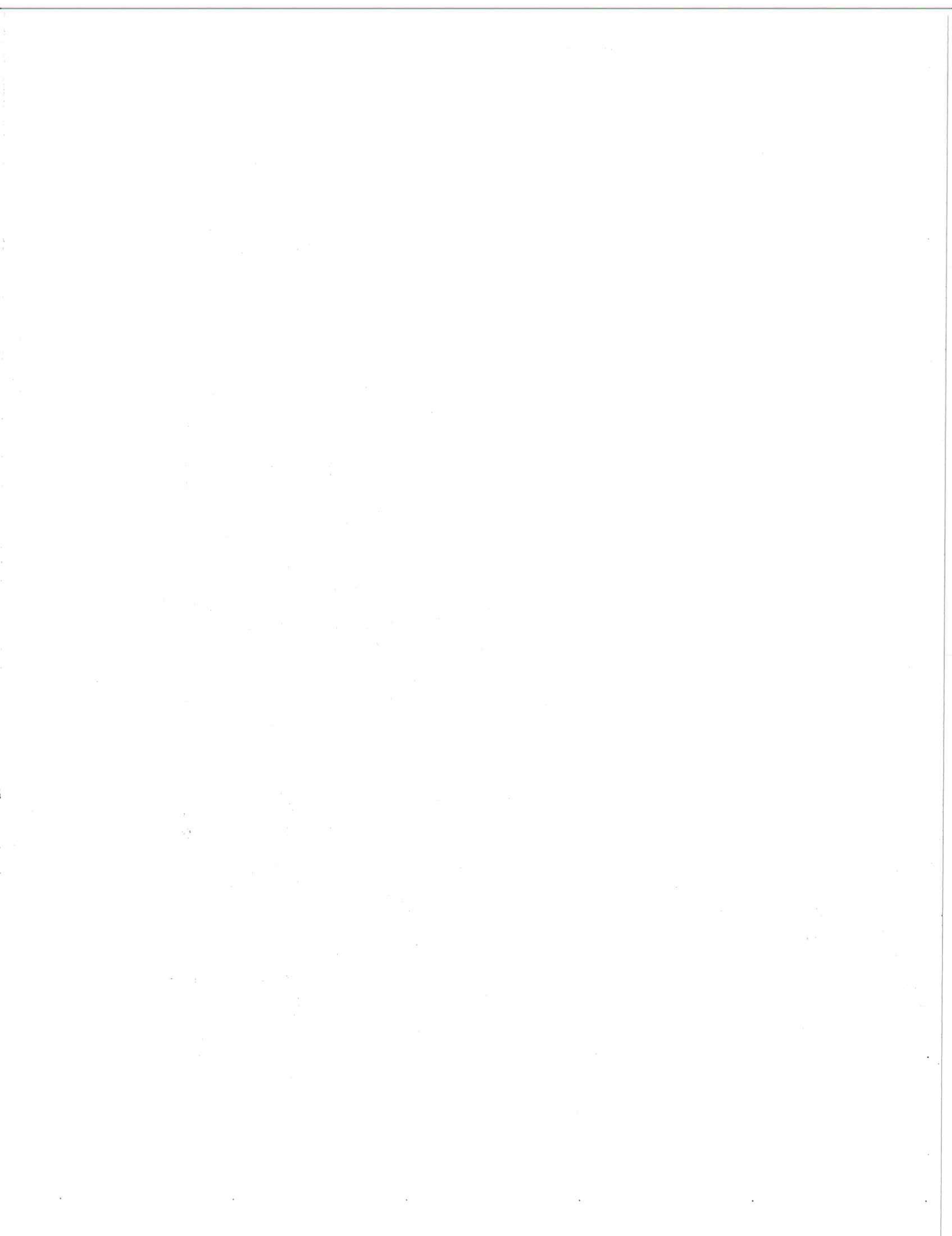
Therefore, our intent of this letter is to inform the Town the urgency of having the permit in hand before **November 26th, 2018**, in order for our Proposed Project to be eligible into the incentive program. If not, our Proposed Projects will be at risk of not being developed as the incentive blocks fill up. We appreciate the time and effort that has been put towards reviewing our project.

Thank you for your understanding and consideration.

Sincerely,

Manish Nayar,
President, OYA Solar MA, L.P

OYA Solar MA, L.P.
144 Front Street West
Unit 310
Toronto, Ontario
M5J 2L7 CANADA
T: 1.416.840.3358
F: 1.416.860.6666
www.oyasolar.com





ACENTECH



33 Moulton Street
Cambridge MA 02138
617 499 8000
acentech.com

October 23, 2018

Mr. Frank Holmes
Stantec
226 Causeway Street, 6th Floor
Boston MA 02114
Email: frank.holmes@stantec.com

Subject: OYA Sullivan Solar Site Noise Evaluation
Winchendon, MA
Acentech Project No.: J630766, Revision 1

Dear Frank:

Acentech has conducted a noise evaluation for the proposed OYA Sullivan Solar Site (Project) located in Winchendon, Massachusetts. As part of this study, Acentech performed a background sound survey of existing conditions. To determine the impact of the proposed solar farm, we performed acoustic computations to estimate the expected sound pressure levels at typical locations on the Project property line.

The proposed Project is a 3600 kilowatt solar generating facility located at 270 Hale Street in Winchendon. The Project will consist of ground-mounted solar arrays and associated electrical equipment. Sound producing equipment associated with the project include one 2750 kVA inverter and one 2750 kVA transformer. Figure 1 is a project site plan provided by the developer, OYA Solar (dated 7/20/2018).

BACKGROUND SOUND SURVEY

Acentech performed attended sound pressure level (SPL) measurements using a single Type 1 sound level meter on August 2, 2018. The survey was conducted from 11:00 am to 2:30 pm. The weather on this day was clear, no precipitation with temperature of 80 to 85° Fahrenheit and wind speed less than 10 miles/hour. All instrumentation was calibrated by NIST traceable labs within the past 12 months, and was field calibrated by personnel onsite before use.

The measurement locations used during this background sound survey are shown in Figure 2. Location (A) is the nearest residential property. Figure 3 shows three different statistical measures of the overall A-weighted background SPL measured for Locations (A) through (E). These three statistical sound metrics are the L_{90} , L_{EQ} and L_{10} levels. The L_{90} is the ninetieth percentile sound pressure level (e.g., for 90% of the time the SPL was above this value). It can be considered the sustained minimum and is typically used as the measure of background or ambient sound level. The L_{10} is the tenth percentile and is considered the sustained maximum. The L_{EQ} is the energy-average SPL. The background noise (L_{90}) ranged from 37 to 45 dBA. Locations A, D and E were the quietest as they were the most remote. Locations B & C were the loudest since they were near the intersection of Route 202 and Main Street.

PROJECT NOISE REQUIREMENTS

The Town of Winchendon has a Solar Energy Collection Systems ordinance (Section 6.11 of the zoning bylaws, dated May 15, 2017), which states:

"A statement bearing the seal of a licensed professional engineer stating the measured normal pre construction noise levels at points (generally 100 feet apart) along the property lines and the expected operational noise levels at the same locations. Particular attention shall be paid to property lines abutting developed sites. A properly calibrated sound level meter meeting ANSI class 2 standards shall be used for all measurements."

As a matter of information, the ordinance does not have any numerical noise limits. Therefore, the purpose of this report is to present a comparison of existing sound levels to those expected to be produced by the solar facility.

NOISE COMPUTATIONS

An acoustic model of the Project was developed using a widely accepted computer program, Cadna/A, to compute the expected SPL of the solar equipment at abutting properties. Cadna/A complies with international standard ISO 9613-2 "Attenuation of sound during propagation outdoors -- Part 2: General method of calculation". No buildings were required in our acoustic model. Also, a default ground absorption factor of 0.50 was applied to the entire model, representing a conservative estimate for a mixture of hard and soft ground terrain and wooded land. Receiver heights were set at 5 feet above ground.

The sound producing equipment includes one Sungrow Model SG2500U Inverter (2750 kVA, 1500 VDC) and one Sungrow Transformer (2750 kVA, 1000 VDC). Appendix A provides the data sheets for both units and also the vendor measured sound data for the Inverter. The source sound power levels (L_w) for the Inverter and Transformer are given below in Table 1. The inverter SPL (L_p) was provided by the vendor and converted to sound power levels (L_w) by Acentech. The transformer sound data was selected by Acentech from another project for a large utility-grade transformer sub-station. It is assumed that both pieces of equipment are high-efficient type units, which comply with NEMA requirements. The location of the Inverter and Transformer are shown in Figures 1 and 2.

TABLE 1: Source Sound Power Levels in Whole Octave Bands, dB re 1 pico-Watt

Equipment	31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz	Overall dBA
Inverter	73	80	85	86	92	78	71	60	51	90
Transformer	73	72	85	79	76	72	66	63	55	78

Using the acoustic model, we computed the overall A-weighted sound pressure levels expected at the five locations shown in Figure 2, due to the sound producing equipment proposed for the Project. Location A is the nearest residence to the sound producing equipment and is approximately 725 feet away.

RESULTS

We have computed the Project SPL at the five property line locations. Table 2 summarizes the existing (measured) background SPL along with the computed project SPL for each location. The total post-construction SPL is the background SPL plus¹ the project SPL as given in Table 1. The increase sound from the background is the Total SPL minus the existing background SPL. The Table 2 results show a 1 dB increase in sound at Location A and a 0 dB increase at locations B through E.

¹ combined by decibel addition

TABLE 2: Measured Background A-weighted Overall SPLs and Computed A-weighted Overall SPLs

Locations	A	B	C	D	E
Existing (measured) Background SPL, dBA	37	44	45	39	39
Computed Project SPL, dBA	33	23	22	19	23
Total SPL (Background + Project), dBA	38	44	45	39	39
Increase from Background	1	0	0	0	0

CONCLUSION

Our analysis indicates that the Project will generate no more than a 1 dB increase in the overall A-weighted sound pressure level compared to the existing background sound level, and only at Location A. All other locations are far enough away so that no increases in sound level over background are expected. By comparison, the Massachusetts Department of Environmental Protection (MADEP) does not allow any increase of greater than 10 decibels. The 1 dB increase is much less than MADEP guidelines, and can be considered insignificant.

Please contact me at 617-499-8058 or mBahtiarian@acentech.com with any questions or comments.

Sincerely,

ACENTECH INCORPORATED



Michael Bahtiarian, INCE Bd. Cert.
Principal Consultant

Cc: Jim Barnes, David Bowen, Acentech



FIGURE 1: Proposed OYA Sullivan Solar Site

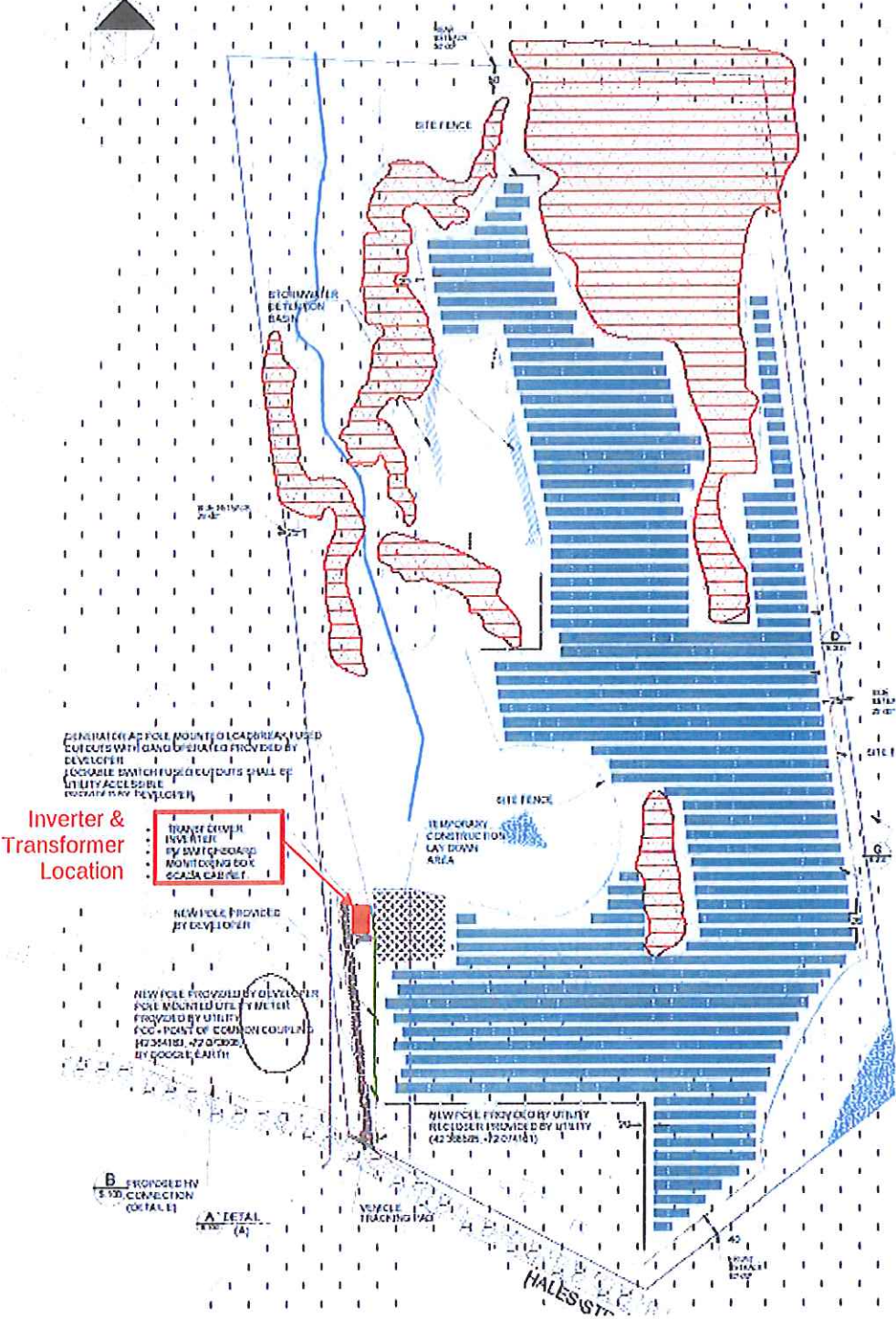


FIGURE 2: Aerial Photograph Showing the Short-Term Sound Monitoring Locations A through E

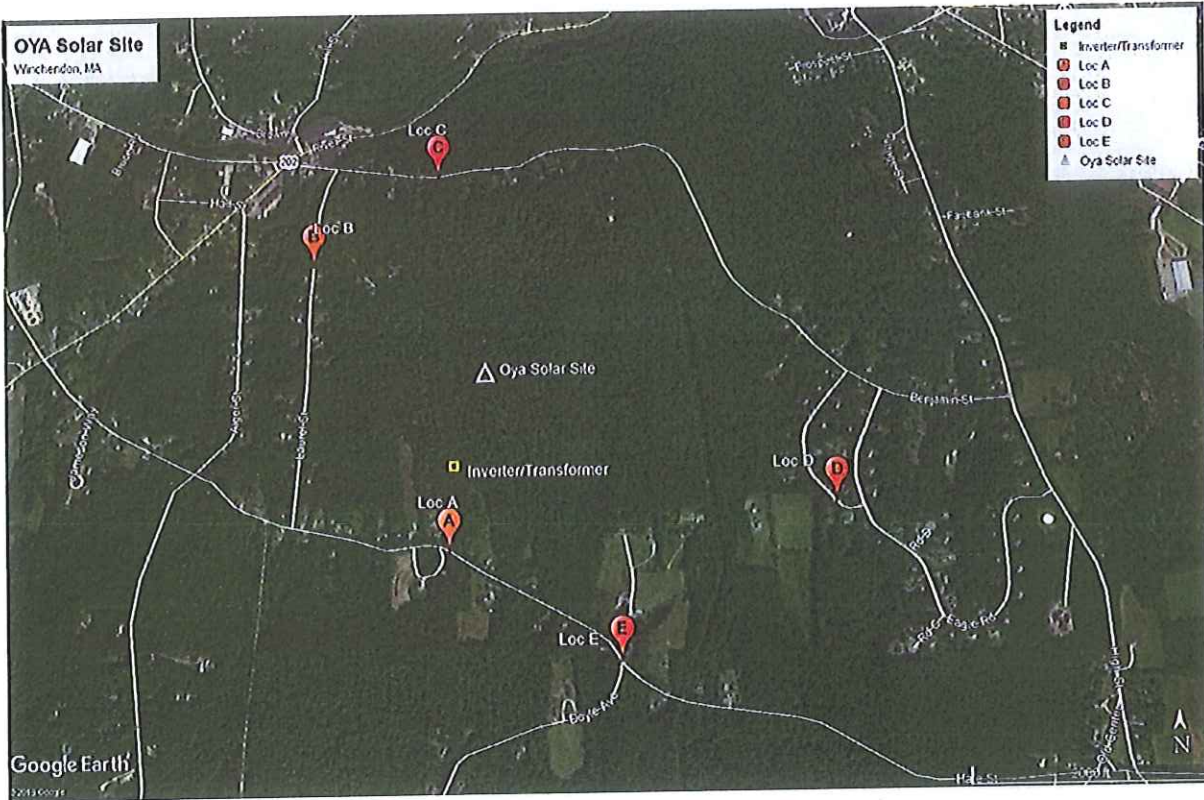
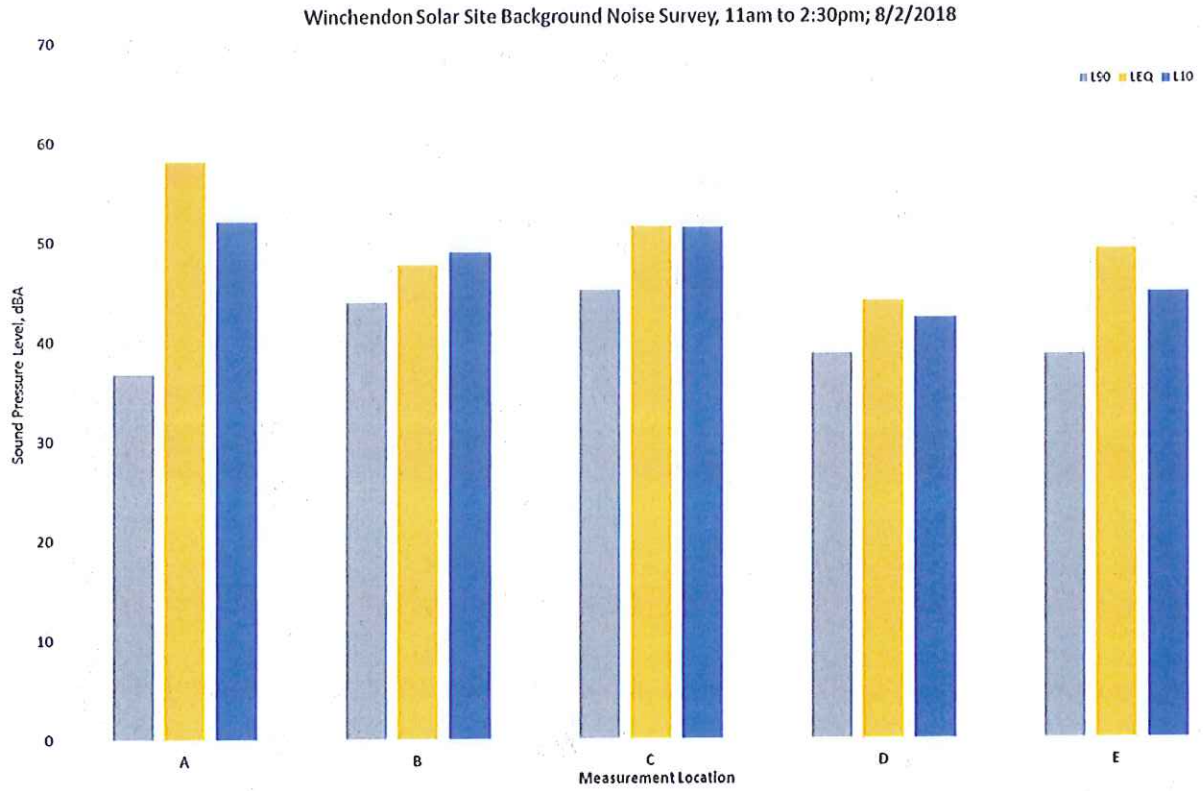


FIGURE 3: Background sound pressure levels at Locations A through E



APPENDIX A

Inverter and Transformer Data Sheet (Including Inverter Sound Data)

SG2500U

Turnkey Station for 1500 Vdc System



High Yield

- Advanced three-level technology, max. efficiency 98.8%
- Effective cooling, 1.1 overload capacity, no derating up to 50 °C
- Max. DC/AC ratio more than 1.5



Easy O&M

- Low transportation and installation cost due to 10-foot container design
- DC 1500 V system, low system cost
- Integrated LV auxiliary power supply



Saved Investment

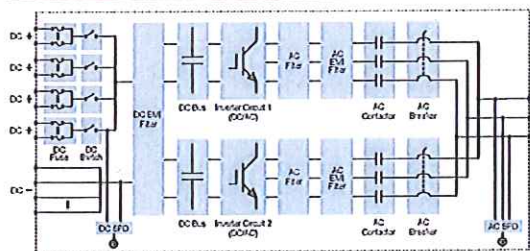
- Integrated current and voltage monitoring function for online analysis and fast trouble shooting
- Modular design, easy for maintenance
- Convenient external LCD



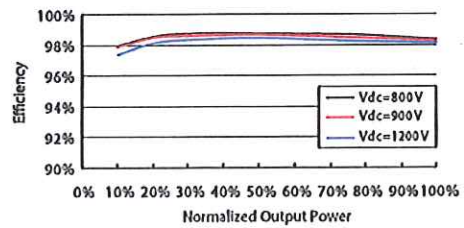
Grid Support

- Comply with UL 1741, UL 1741 SA, IEEE 1547, Rule 21 and NEC code
- Grid support including L/HVRT, L/HFRT, soft start/stop, specified power factor control and reactive power support

Circuit Diagram



CEC Efficiency Curve



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Subject to change without notice. Version#1.0

Input (DC)	SG2500U
Max. PV input voltage	1500V
Min. PV input voltage / Startup input voltage	800 V / 840 V
MPP voltage range for nominal power	800 – 1300 V
No. of Independent MPP inputs	1
No. of DC inputs	18 – 28
Max. PV input current	3508 A
Max. DC short-circuit current	4210 A
PV array configuration	Negative grounding
<hr/>	
Output (AC)	SG2500U
Nominal AC power (at 50 °C)	2500 kW
Max. AC output power at PF=1 (at 45 °C)	2750 kW
Max. AC apparent power (at 45 °C)	2750 kVA
Max. AC output current	2886 A
Nominal AC voltage	550 V
AC voltage range	495 – 605 V
Nominal grid frequency / Grid frequency range	50 Hz / 45 – 55 Hz, 60 Hz / 55 – 65 Hz
THD	< 3 % (at nominal power)
DC current injection	< 0.5 % In
Power factor at nominal power / Adjustable power factor	> 0.99 / 0.8 leading to 0.8 lagging
Feed-in phases / Connection phases	3 / 3
<hr/>	
Efficiency	SG2500U
Max. efficiency / CEC efficiency	98.8 % / 98.5 %
<hr/>	
Protection	SG2500U
DC input protection	Load switch + fuse
AC output protection	Circuit breaker
Overvoltage protection	DC Type II / AC Type II
Grid monitoring / Ground fault monitoring	Yes / Yes
Insulation monitoring	Optional
Overheat protection	Yes
<hr/>	
General Data	SG2500U
Dimensions (W'H'D)	117.6"×114.0"×96.0" 2991*2896*2438 mm
Weight	15211.9 lb 6.9 T
Isolation method	Transformerless
Degree of protection	NEMA 3R
Auxiliary power supply	220/110Vac, 5 kVA / Optional: 480 Vac, 30 kVA
Operating ambient temperature range	-22 to 140 °F (> 122 °F derating) -30 to 60 °C (> 50 °C derating)
Allowable relative humidity range (non-condensing)	0 – 95 %
Cooling method	Temperature controlled forced air cooling
Max. operating altitude	13123 ft (> 6561 ft derating) 4000 m (> 2000 m derating)
Display	Touch screen
Communication	Standard: RS485, Ethernet; Optional: optical fiber
Compliance	UL 1741, IEEE 1547, UL1741 SA, NEC Standard
Grid support	Night SVG function (optional), L/HVRT, L/HFRT, active & reactive power control and power ramp rate control



SUNGROW

SG2500U Noise Test

Test Condition :

Time	2016-10-25
Output	2500kW
AC Voltage	550V
DC voltage	1000V

Test Result :

Measurement location (Distance from Inverter)	5m	1m
Inverter Noise (dB)	71.1	72.2
Background noise (dB)	68.7	68.2

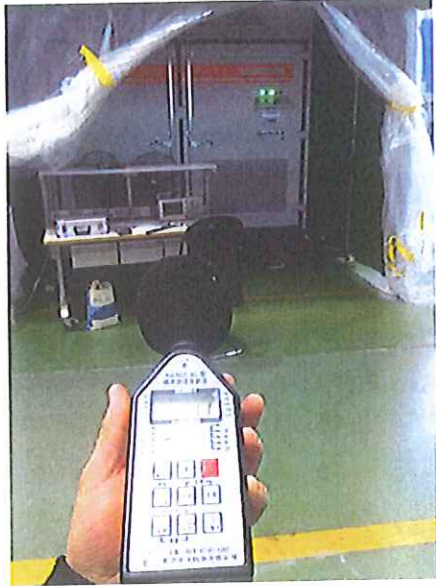


5m away from Inverter



1m away from Inverter

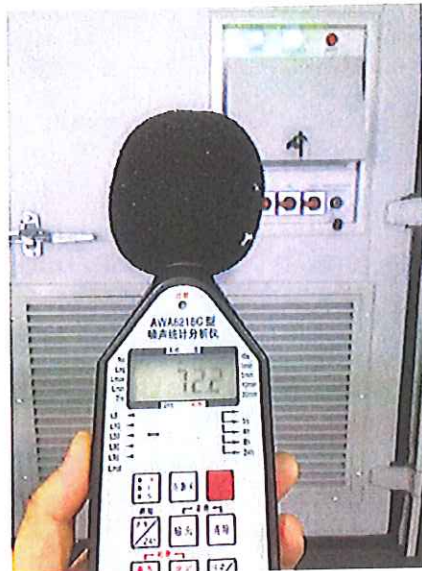
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5m test result



5m background noise



1m test result



1m background noise



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Title:	Technical requirements on MV transformer for Sungrow Central Inverters
Document No.:	
Version:	Ver6.2
Revision date:	2017-09-04
Author:	Zhiqiang Han
Reviewed by:	Nian'an Pan

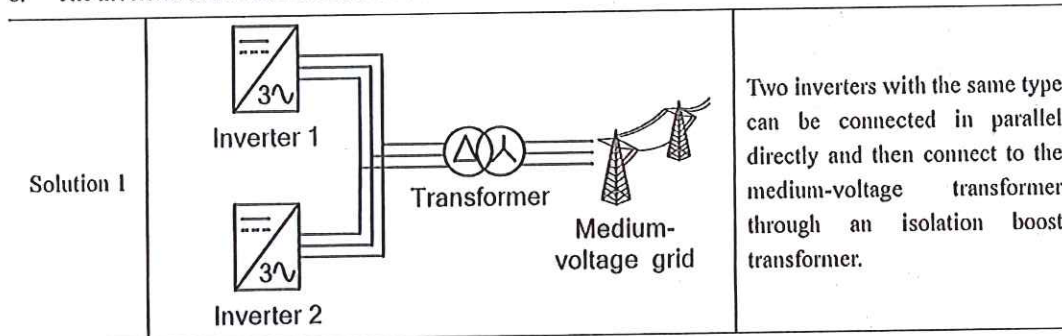
Technical requirements on MV transformer for Sungrow Central Inverters

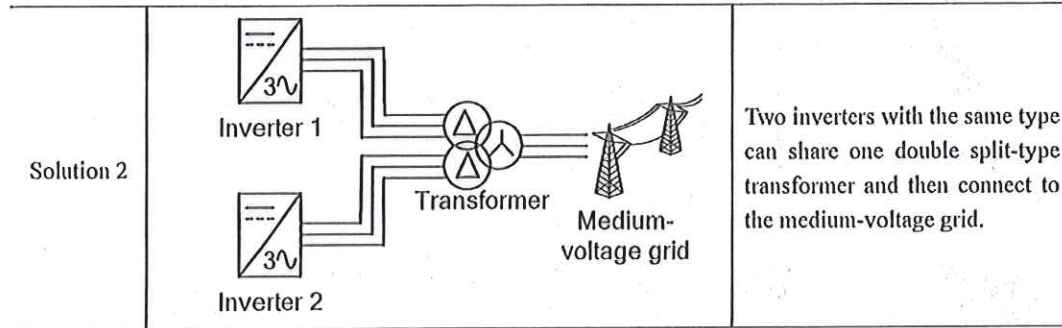
Transformers used with Sungrow's Transformerless Central Inverters for grid interconnection shall meet the requirements below:

1. The MV transformer shall be able to work with PV inverters, which work with PWM modulation;
2. Transformer secondary windings shall be able to handle $\pm 1450\text{VAC}$ peak voltage reference to the ground for the 1000Vdc system, while it is $\pm 1700\text{Vac}$ for the 1500V system.
3. The voltage on the LV side shall be in line with the AC output voltage of the PV inverter;

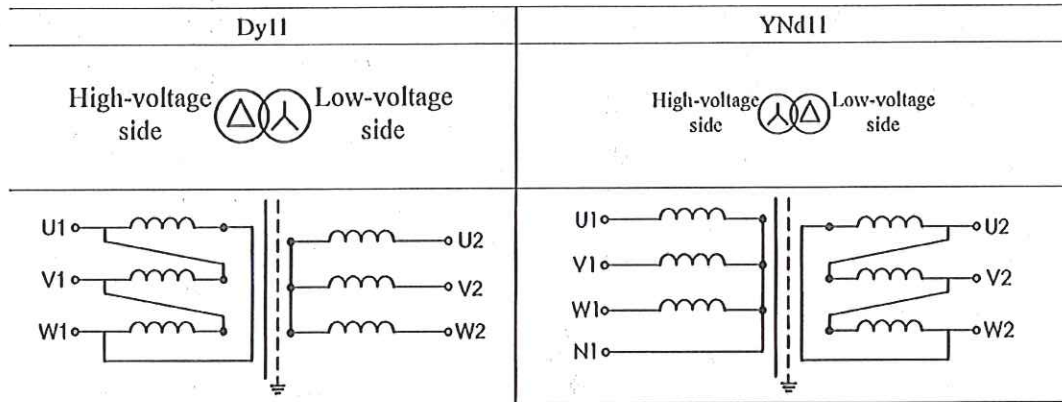
Inverter	Inverter AC output voltage/Transformer voltage on LV side(line- line)
SG3000HV	600V
SG2500U/SG2500HV	550V
SG1000MX	385V
SG800MX	342V
SG750MX	315V

4. The voltage on the MV side shall be in line with the MV grid voltage at the connection point. Transformers with tap changers are preferred;
5. The LV winding shall be completely galvanically isolated for each inverter;
6. Good shielding and isolation between LV and MV windings;
7. The transformer shall be grounded at one point only, and secured grounding of the transformer is required;
8. The inverters can be connected to MV transformers as below:

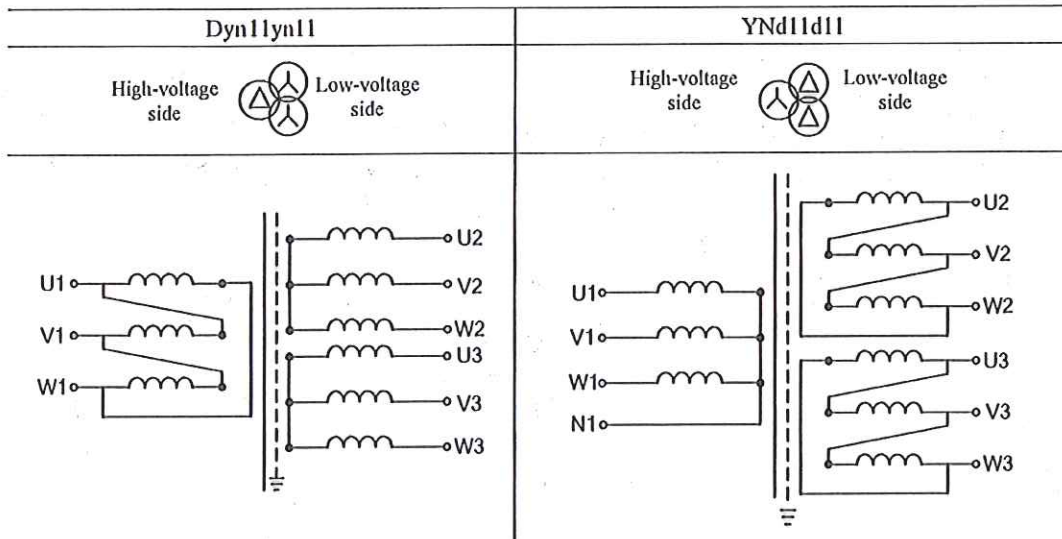




9. If a double winding isolation transformer is selected, Dy11 and YNd11 configurations can be used;

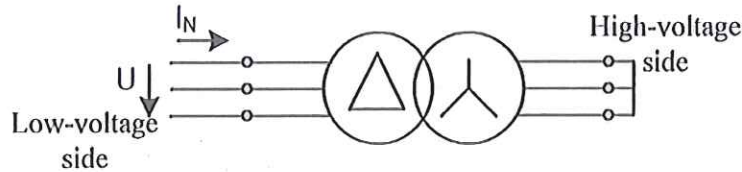


10. If two inverters with the same type are connected by a double split-type transformer, Dyn11yn11 and YNd11d11 connections can be used;



11. Short-circuit impedance $Z(\%)$ of double winding transformer shall be 6% with a tolerance of 10%;

Short-circuit impedance of the double winding transformer

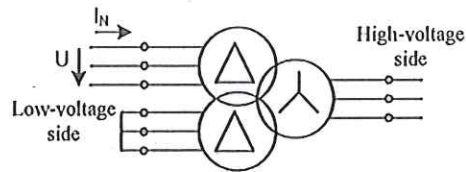
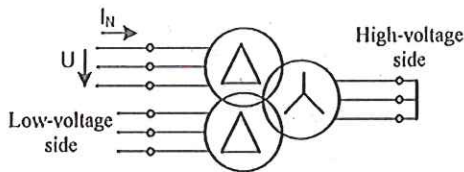


12. Short-circuit impedance $Z(\%)$ of double split winding transformer shall be:

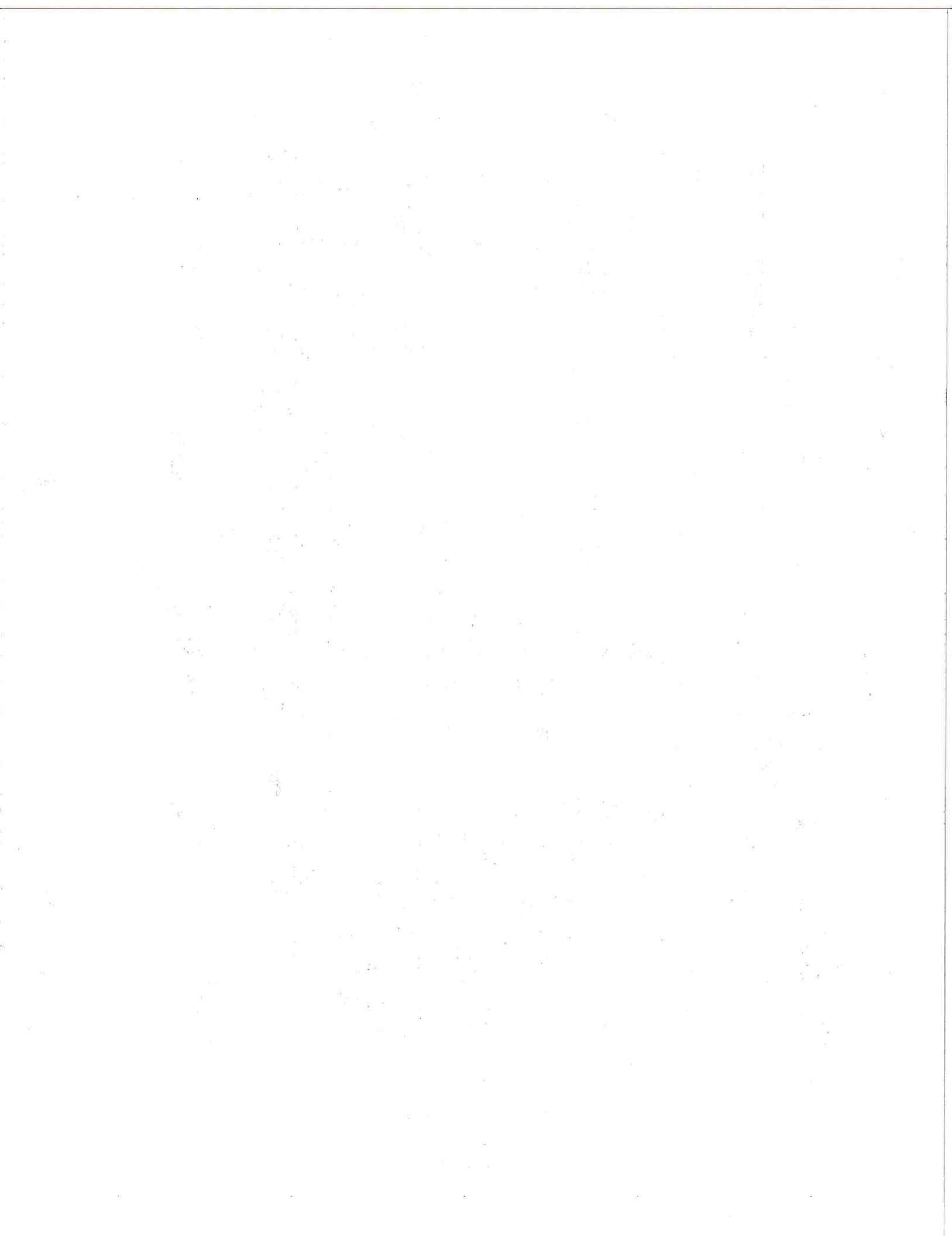
Short-circuit impedance of a double split-type transformer

$Z\%=6\%$ (allowed range: 5.4%-6.6%)

$Z\%\geq 10\%$



13. When the ambient temperature is no more than 50°C, the over-load capacity of the transformer selected should be 110% of the nominal capacity, or refer to the maximum AC apparent power of the inverter;
14. The noise level of the transformer selected should be no more than 55dB;
15. Service life of the transformer selected should be no less than 30 years;
16. The transformer is capable of withstanding a certain level of harmonic current; the maximum total harmonic current is 5% of fundamental current at nominal power output;
17. DC injection capacity of the transformer selected should be 1% of the fundamental current at nominal power;
18. The transformer is capable of withstanding a certain degree of phase imbalance; 5% of the current at nominal power;
19. The weighted efficiency of the transformer selected should be no less than 99%;
20. The load loss & no load loss shall match the customer's requirements;
21. The neutral point shall not be grounded if there is a wye connection on the LV side;
22. The temperature rise and minimum electric clearance shall be taken into consideration especially when the altitude is over 1000m.





300' Buffer

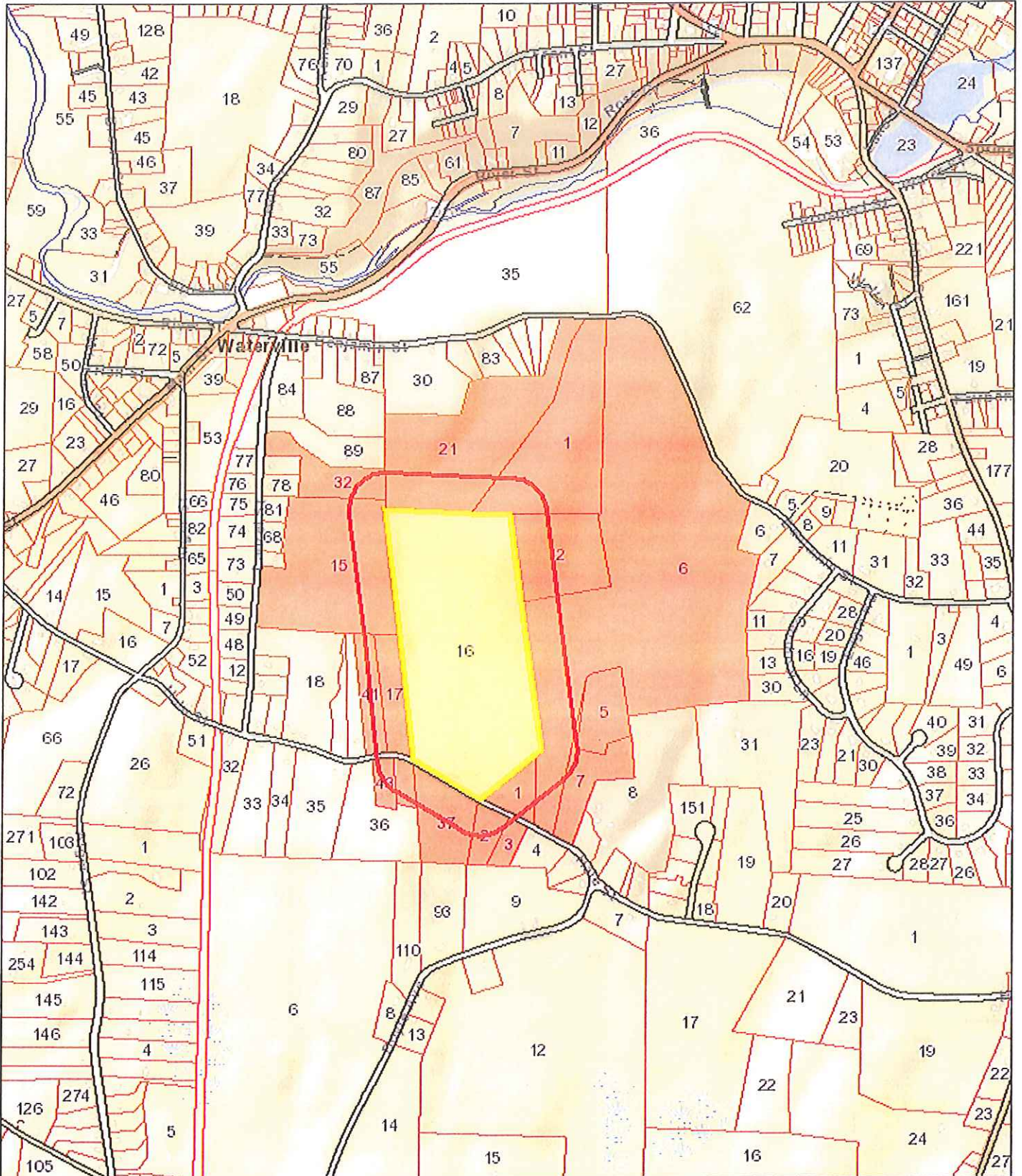
Winchendon, MA

1 inch = 1075 Feet



October 4, 2018

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500' Buffer

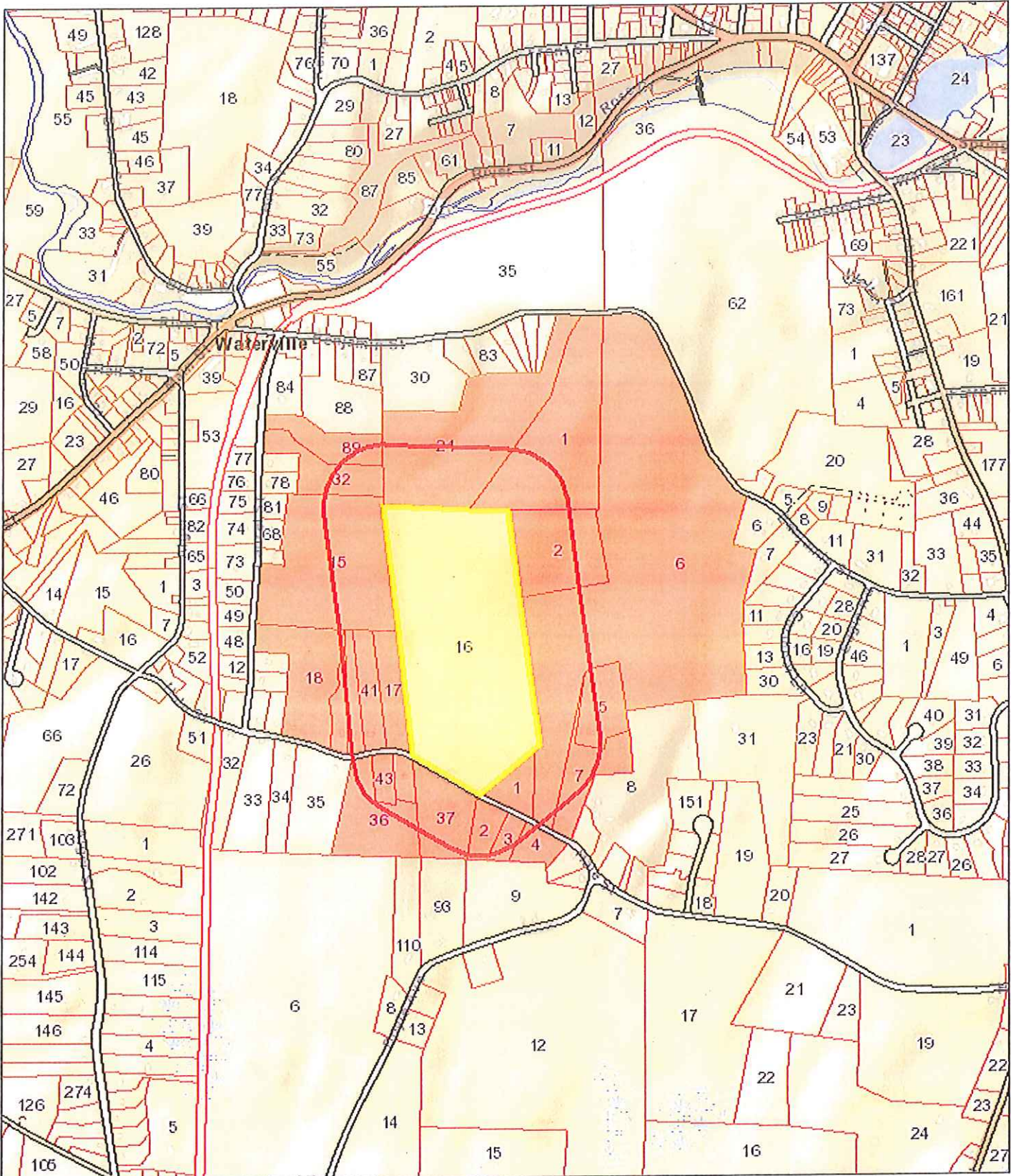
Winchendon, MA

1 inch = 1075 Feet



October 4, 2018

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