

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta-Simeone, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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Minutes Information Meeting (Continuation) EPG Solar, Pleasant Street March 26, 2012

Meeting Posted: Yes

Time: 6:30 PM

Place: Town Hall, 17 Main Street, Lunenburg, MA 01462

Present: Emerick R. Bakaysa, Chair, Thomas W. Bodkin, Jr., Robert J. Saiia, Nathan J. Lockwood, Marion M. Benson, Planning Director

Absent: Joanne L. Bilotta-Simeone

The Information Meeting, originally held January 23, 2012, continued to February 13, 2012, continued again to the current date. Current address of the site is now 265 Pleasant Street.

EPG Solar represented by Designing Engineer Cal Goldsmith, Goldsmith, Prest & Ringwall, Inc. (GPR), Ayer, MA. Project scaled back from 3.2 Ac to 2.8 solar installation. Numerous revisions made to plan as a result of Conservation Commission meetings. EPG has not yet received final approval from the Conservation Commission. Some trees will be removed that are located outside the 30 foot no-touch zone. All trees within the no-touch zone will remain. There will be some on-site grading. Screened planting proposed on outside of chain link fence surrounding site. Drainage impact was discussed. Even though EPG states it will not be creating any additional flow off the site, EPG will divert flow from running straight into wetlands with the placement of a biodegradable Coir Log which will create a longer path for any drainage. As the log deteriorates over time (7 to 10 years), it will form a natural vegetated swale.

Ms. Benson inquired if a landscaping plan was submitted to the Conservation Commission; Reviewing Engineer Steven Marsden doesn't feel he has an appropriate landscaping plan.

A revised plan was presented to the Board this evening. EPG Principal Mr. Borkowski stated the revised plan was the same that the Board was currently in possession of, the exception being the Coir Log and a reduction in the number of panels. He also stated the vegetation plan had been in front of Mr. Marsden for some time, and that Mr. Borkowski had received, through Ms. Benson, a letter from Mr. Marsden stating the only remaining issue was water calculations. Mr. Bakaysa noted that the Board had not viewed a plan other than the original submittal of January 23rd, and that the Board needs to view the revised plan and provide feedback.

Mr. Marsden noted concerns with drainage and runoff as it heads towards West Street, and attenuation for last abutter who has water problems now; but also noted there is nothing incorrect in the way GPR has done the drainage. He noted landscaping has changed dramatically from last submittal and should be reviewed by Board. Mr. Goldsmith noted clusters of shrubs, which will provide more complete blockage of the site as opposed to a line of trees. Mr. Marsden agrees with that concept, but the Board needs to review. The revised plans submitted to the Board this date are the plans also before the Conservation Commission, which have yet to be approved by the Commission. Mr. Bakaysa asked for update on current landscaping. Mr. Borkowski noted evergreen and shrub cluster plantings of varying heights along the east, south and west sides of the site. Mr. Bakaysa inquired if any landscaping taken into consideration, e.g., 30-40 foot trees, for residents looking out of second story windows. Mr. Borkowski responded that is limited due to wetlands; difficult to put tall trees in wetlands. If trees are too tall, become prohibitive.

Questions from the Board.

Mr. Lockwood- asked how the landscape screening will be during the winter months. Mr. Goldsmith- as some of the planting are evergreens and some are not, the view will be starker during the winter months. Mr. Bodkin Jr.- fencing color? Grey, coated fence to be unobtrusive with climbing hydrangeas. Ms. Benson inquired if landscape plan could specify planting types and specific location. Neighbors need to note to EPG specific plantings. Mr. Borkowski noted difficulty if neighbors do not want to communicate with them. Mr. Bakaysa inquired as efficacy of Coir Log. Mr. Goldsmith noted as log settles into soil over time it becomes a soil berm and less invasive than cutting slopes. Mr. Bodkin Jr. made audience aware that the Board can regulate the project, but not deny.

Floor opened to public comment.

Bob Elder, 325 Pleasant Street- attached letter read into record.

David Prokowiew, 733 West Street- asked for clarification of the Board's process. Mr. Bakaysa noted process of Findings and Directives. Mr. Prokowiew inquired if the Board could require review by a landscape architect – Mr. Bakaysa to inquire. Mr. Prokowski requested the Board provide him with a written response as to what will happen to the Solar Renewable Energy Certificates (SREC) associated with the site and how much green energy will be produced. All financial questions will be forwarded to the Board of Selectmen. Mr. Prokowiew read attached into record.

Mr. Prokowiew inquired if Board had to abide by Town Counsel's opinion versus March 19, 2012 memorandum opinion he submitted from Attorney Witten. Mr. Bakaysa responded that Mr. Witten's memorandum had been forwarded to Town Counsel.

Chris Gould, 305 Pleasant Street- submitted paperwork to the Board regarding residential property values.

Other citizens noted below voiced dissatisfaction with EPG Solar, the current solar bylaw and Town Counsel.

Marilyn Quinn, 297 Pleasant Street- submitted attached letter

Greg Bittner, 129 Pleasant Street

John Whalen, 526 West Townsend Road

Paulette Beardmore, 282 Pleasant Street

Ryan Stober, 275 Pleasant

Beatrice Adams, 39 Pleasant Street

Thomas Mulholland, 2 Leominster Road

Celeste McCain, 275 Pleasant Street

Kristen Burns, 634 West Street

Question arose regarding a stone wall on site. Citizen stated it was 300 years old and could not be moved. Mr. Goldsmith said that only applies to stone walls that are boundaries or markers.

Board discussed whether or not to vote on project. Mr. Saiia and Mr. Lockwood want to view a landscape plan before voting. Mr. Bodkin Jr. wanted question regarding the stone wall resolved and that for an effective landscape plan, EPG needed feedback from the abutters. Drainage and landscape issues need to be resolved.

EPG requested that the Board close the Information Meeting, continue with the Development Plan Review, and let EPG provide the necessary information, get the approval from the reviewing engineer and continue through normal channels.

Mr. Bakaysa recommended the Board, through its reviewing engineer, work with the developer to come up with a landscape plan that the Board feels would be in the best interest of the neighborhood.

Motion to close the Information Meeting, Mr. Lockwood, Second, Mr. Bodkin Jr., Roll Call Vote- Mr. Lockwood, aye; Mr. Saiia, aye; Mr. Bodkin Jr., aye; Mr. Bakaysa, aye. Motion passed.

Information Meeting closed 10:00 PM

Audio and visual recording on file in Planning Office.

