

# ***TOWN OF LUNENBURG***

## ***Office of the Planning Board***

Matthew Allison, Chair  
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Kenneth Chenis, Clerk  
Tanner Cole, Member  
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### Minutes Public Hearing (continuation) 190 Electric Avenue February 11, 2019

Meeting Posted: Yes

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

Time: 6:59 PM

Present: Matthew Allison, Tanner Cole, Paula Bertram, Adam R. Burney

Absent: Kenneth Chenis

The Hearing continuation was to hear and discuss an application for Site Plan Approval and Special Permit under Sections 250-8.4. and 250- 4.13. respectively of the Code of the Town of Lunenburg, MA for construction of a 2.3 MW large-scale ground-mounted photovoltaic installation at 190 Electric Avenue (Map 077, Parcel 0014). Applicant is Borrego Solar Systems, Inc., 55 Technology Drive, Suite 102, Lowell, MA 01851. Owner is William Depietri, Trustee of the Interim Realty Trust, 259 Turnpike Rd, Suite 100, Southborough, MA 01772.

Borrego Solar ('Borrego') was represented by Brandon Smith and Josh Farkas. Borrego was in receipt of the 02.11.19 review letter of Graves Engineering, Inc. ('GEI'). As requested by the Board at the initial hearing, Borrego reached out to immediate abutters on Electric Avenue via certified mail. Borrego also approached those same individuals at their residences and was of the opinion that the majority of those residents were supportive of the project.

Brian McCauliff, 146 Electric Avenue- Wanted to know the extent of the tree cutting on the 200 buffer strip as his parents' residence looks down onto the proposed site. B. Smith responded all trees will be cut and then replaced with two rows of evergreen plantings and fence slats. B. McCauliff inquired as to the number of panels; approximately 6,000. B. Smith went on to note that not all trees within the 200 buffer will be removed and there will be little clearing within that buffer adjacent to 146 Electric Avenue.

M. Allison requested Borrego prepare a sightline cross-section for 146 Electric Avenue. This will provide more of a visual for the property owner. P. Bertram is not sure the concerns of the property owner will be alleviated as trees will still be removed in the buffer to the left and right of 146 Electric Avenue. A site walk is scheduled with the Conservation Commission for Saturday, February 16. Some Board members and B. McCauliff expressed interest in participating.

Phyllis Luck, 50 Sunset Lane- Stressed that the Board should be adhering to the Bylaw. If the Bylaw is flawed, it needs to be fixed.

P. Bertram was in agreement opining that a warrant article for buffer change could be accomplished for May town meeting.

J. Walsh, GEI, noted Ch. 250- Section 4.13.B. defines Buffer Strip as *"A strip of land between the solar photovoltaic arrays, and any structures accessory thereto, and the boundary of the parcel, reserved for plant material, berms, walls or fencing to serve as a visual barrier."* He went on to state that this allows the Board some latitude. Both P. Bertram and M. Allison suggested the bylaw be re-worded such that the existing visual buffer is maintained. T. Cole responded that could be a problem depending on the existing buffer, e.g., if the 200 feet is in a hayfield, the buffer would be 200 feet of existing grass. T. Cole noted the current issue is if you allow Borrego to remove 100 feet of buffer and replace it with smaller trees.

J. Farkas stressed one of the reason this site looks so attractive to Borrego is based on the elevations as you go out the back of the properties on Electric Avenue. There is a lot of space and about a 30 foot elevation difference. There would be 100 feet of trees in front of you. Borrego feels the visual barrier would be sufficient.

**P. Bertram made Motion to continue the Hearing to February 25, 2019, 6:35 PM, T. Cole Seconded, all aye.**

Hearing recessed 7:38 PM

Documents used at meeting:  
Site Plan revised to 02.01.19  
Stormwater memo revised to 01.22.19  
02.11.19 Review Letter, Graves Engineering, Inc.