

TOWN OF LUNENBURG

Office of the Planning Board

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Minutes
Public Hearing (continuation)
190 Electric Avenue
February 25, 2019

Meeting Posted: Yes
Place: Town Hall, 17 Main Street, Lunenburg, MA
Time: 7:16 PM
Present: Kenneth Chenis, Tanner Cole, Paula Bertram, Adam R. Burney
Absent: Matthew Allison

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. A site walk was conducted February 16, 2019 with particular focus given to the proposed tree clearing in the northeast corner. The Plan was amended as a result of the site walk. Borrego will do selective cutting between the 100 and 200 foot line west of 124, 132 and 146 Electric Avenue. Trees taller than twenty-five (25') feet will be removed and replaced with six (6') foot trees at a ratio of two to one. Borrego offered to do a site walk with the Planning Board and/or Land Use Director and abutters to identify trees to be removed and location of new plantings. The fence will be moved further up the hill to assist in blocking the sightline.

Graves Engineering, Inc. (GEI) review letter of February 25, 2019 was noted with Borrego opining that the majority of the concerns had been met; there are a couple of remaining open-ended comments that will be addressed.

P. Bertram commented that as a result of participating in the site walk, with the selective cutting and fence relocation, she feels it will be well screened.

Brian McCauliff, Electric Avenue- He participated in the site walk as a concerned abutter, and is happy with the proposed changes.

As only three (3) Board members are available for this continuation and four (4) votes are required, the Hearing will be continued to the Board's March 4, 2019 meeting.

P. Bertram made Motion to continue the Hearing to March 4, 6:35 PM, T. Cole seconded, all aye.

Hearing recessed 7:26 PM

Documents used at meeting:
GEI Review letter dated 02.25.19 and Site Plan Revised 02.19.19