

## Holliston Conservation Commission

**APPROVED Meeting Minutes**  
Town Hall – Meeting Room #014

May 28, 2013  
7:30 PM

Present: Allen Rutberg, Chair; Ann Marie Pilch, Vice-Chair; Chris Bajdek, Shaw Lively, Jim McGrath, Commissioners

Sheri O'Brien, Conservation Assistant

Absent: Richard Maccagnano, Rebecca Weissman, Commissioners  
Charles Katuska, Conservation Agent

**Allen Rutberg, Chairman, opened the meeting at 7:32 PM.**

### General Business

#### **Vote on Approval and Issuance of Order of Conditions for DEP File # 185-749: Lot 25 Governor Prence Way, Peter Lavoie/Guerriere and Halnon, Inc. representing Holliston Residential Realty LLC**

Ms. Pilch and Mr. Lively submitted affidavits stating that they had reviewed the public hearing evidence from the hearing dated May 21, 2013 regarding Lot 25 Governor Prence Way.

Roof top recharge detail was added to the plan dated May 22, 2013 as requested by the Commission at the May 21, 2013.

**Ms. Pilch made a motion to approve and issue the Order of Conditions for DEP File # 185-749: Lot 25 Governor Prence Way. Mr. Lively seconded the motion. Unanimous. (5-0-0)**

#### **Vote on Approval and Issuance of Amended Order of Conditions for DEP File # 185-738: Lot 3.5B Old Cart Path, Peter Lavoie/Guerriere and Halnon, Inc. representing Constitution Village LLC**

Ms. Pilch and Mr. Lively submitted affidavits stating that they had reviewed the public hearing evidence from the hearing dated May 21, 2013 regarding Lot 3.5B Old Cart Path.

A foundation drain was added to the plan dated May 22, 2013 as requested by the Commission at the meeting on May 21, 2013.

**Ms. Pilch made a motion approve and issue the Amended Order of Conditions for DEP File #185-738: Lot 3.5B Old Cart Path. Mr. McGrath seconded the motion. Unanimous. (5-0-0)**

**Vote on Approval and Issuance of Order of Conditions for DEP File # 185-754: Lot 3.3C Old Cart Path, *Peter Lavoie/Guerriere and Halnon, Inc.* representing *Constitution Village LLC***

Ms. Pilch and Mr. Lively submitted affidavits stating that they had reviewed the public hearing evidence from the hearing dated May 21, 2013 regarding Lot 3.3C Old Cart Path.

A foundation drain was added to the plan dated May 22, 2013 as requested by the Commission at the meeting on May 21, 2013.

**Mr. Lively made a motion to approve and issue the Order of Conditions for DEP File # 185-754: Lot 3.3C Old Cart Path. Ms. Pilch seconded the motion. Unanimous. (5-0-0)**

**Discuss June 25<sup>th</sup> Meeting Time due to Special Election**

For the ConCom meeting scheduled for June 25<sup>th</sup>, the Commission agreed to hold the meeting at 8:00 PM, so that the meeting will be after the polls close for the Special Senatorial Election.

**Public Meetings & Hearings**

**Continued Public Hearing – Notice of Intent for DEP File # 185-756: Lot 3.5C Old Cart Path - identified as Holliston Assessors Map 14, Block 5, Lot 3.5 (portion C),** proposed construction of a single-family house and the associated grading and site work, *Peter Lavoie/Guerriere and Halnon, Inc.* representing *Constitution Village LLC*

Ms. Pilch and Mr. Lively submitted affidavits stating that they had reviewed the public hearing evidence from the hearing dated May 21, 2013 regarding Lot 3.5C Old Cart Path.

Mr. Lavoie presented a new plan (dated May 28, 2013) for Lot 3.5 C Old Cart Path. At the meeting on May 21<sup>st</sup>, the Commission requested that four precast concrete bounds be put along the 50' no-disturbance line with metal plaques (for the top of the bounds) stating no disturbance is allowed. The Commission also requested the addition of a foundation drain that will empty into the 1' deep swale on the east side of the property. These two items have been added to the plan. Mr. Lavoie also added the detail for the concrete bounds and plaques.

**Ms. Pilch made a motion to close the hearing for DEP File # 185-756: Lot 3.5C Old Cart Path. Mr. McGrath seconded the motion. Unanimous. (5-0-0)**

**Ms. Pilch made a motion to approve and issue the Order of Conditions for DEP File # 185-756: Lot 3.5C Old Cart Path with the provision that a Special Condition be added to the Order of Conditions regarding the four concrete bounds. Mr. Bajdek seconded the motion. Unanimous. (5-0-0)**

**Continued Public Hearing – Notice of Intent for DEP File # 185-755: Lot 3.3B Old Cart Path -identified as Holliston Assessors Map 14, Block 5, Lot 3.3 (portion B),** proposed construction of a single-family house and the associated grading and site work, *Peter Lavoie/Guerriere and Halnon, Inc.* representing *Constitution Village LLC*

Ms. Pilch and Mr. Lively submitted affidavits stating that they had reviewed the public hearing evidence from the hearing dated May 21, 2013 regarding Lot 3.3B Old Cart Path.

Mr. Lavoie presented a new plan for Lot 3.3B Old Cart Path dated May 28, 2013. At the last meeting on May 21<sup>st</sup>, the Commission asked that a foundation drain to be added to the plans. The Commission also asked that the house and the driveway be moved away from the 50' buffer zone about 10'. Mr. Lavoie was able to move the house from about 8' away from the retaining wall to about 15' away from the retaining wall. A guardrail detail was also added to the plan.

**Mr. McGrath made a motion to close the hearing for DEP File # 185-755: Lot 3.3B Old Cart Path. Ms. Pilch seconded the motion. Unanimous. (5-0-0)**

**Ms. Pilch made a motion to approve and issue the Order of Conditions for DEP File # 185-755: Lot 3.3B Old Cart Path. Mr. McGrath seconded the motion. Unanimous. (5-0-0)**

**\*\*New Public Hearing – Notice of Intent for DEP File #185-757: 56 Chestnut Street identified as Holliston Assessors Map 5, Block 4, Lots 19 and 39, propped utility interconnection with solar panel array, Joyce Hastings/GLM Engineering, Inc. representing Trevor Hardy/Blue Wave Capital**

Ms. O'Brien read the legal notice published in the *MetroWest Daily News* on May 21, 2013. Ms. Hastings presented plans (dated May 17, 2013) for a 3 megawatt solar project at the Kase farm. The owner, Mr. Richard Kase, chose two areas for the solar farm so he will not be able to see it from his home. Area A will be about 9 acres and Area B will be about 20 acres. A Site Plan Review has been filed with the Planning Board which will be reviewed at their June 6, 2013 meeting. A Stormwater Management report has been completed, but was not submitted to the Commission because the project is outside the 100' buffer zone. Each solar panel area will have its own detention basin and level spreader. There is a stone culvert under the service road from a pond into a wetland. A steel plate will be put over the culvert during construction to help protect the culvert. There will be erosion control barriers at openings in the stone wall (along the road) and at the edge of the pond as indicated on the plan. Several utility poles, including four in the Conservation Commission's jurisdiction, are proposed to interconnect the solar panel power with the NStar lines on Washington Street. The project will take about 3 to 4 months to install.

After construction when the project is final, this site will be remotely monitored and about once per month a vehicle will access the solar farm to inspect it; therefore, traffic into the area will be very light.

Mr. Trevor Hardy from Blue Wave Capital explained how the impact of the solar panels would be minimal to the surrounding area. The Kases will not be able to see the solar panels from their home and the sound cannot be heard from 150' away. The lease for the solar project is for 20 years and then the project will be removed and the site will be restored. However, if it makes sense, there is the possibility that the lease could be extended.

The Agent will be confirming the wetland delineation before the next meeting. The Commission expressed concern regarding cutting down so many trees, but Mr. Hardy explained that this 30 acre solar project has the carbon-offset equivalent of adding 3,000 acres of trees.

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**Issued by: Sheri D. O'Brien**

**Approved by Commission: 07-09-13**

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The Commission asked to see the Stormwater Management Report. Ms. Hastings explained that Rich Westcott will be reviewing the Stormwater Management Report for the Planning Board and the Commission will get a copy of Mr. Westcott's report.

**Ms. Pilch made a motion to continue the hearing for DEP File #185-757: 56 Chestnut Street to June 11, 2013. Mr. McGrath seconded the motion. Unanimous. (5-0-0)**

### **General Business Continued**

#### **Potential Solar Project at 2016 Washington Street (DEP #185-736); Peter Barbieri, Esq. representing SOLECT Energy**

Brian McCann, owner of the property, and Attorney Barbieri presented plans to build a 1.8 megawatt solar project at 2016 Washington Street. An industrial subdivision was approved for this property last year with one commercial building along Route 16 and two lots at the rear of the property. These two lots would need to be reached with a costly wetland crossing. The proposed solar project proponents would like to gain access from Hopping Brook Road instead of Washington Street. They have spoken to NStar about purchasing their property in order to put in a service road from Hopping Brook Road to the solar panels.

Mr. Ken Driscoll from SOLECT Energy is open to working with the town regarding the construction of a parking lot for the Rail Trail. He proposes that the parking lot be on Town property with access across what is now the NStar parcel to the Rail Trail. The panels will not be very visible from Route 16 or Hopping Brook Road. They will be partially visible from the Rail Trail. The solar panels would be able to provide 20-25% of the municipality's power need for town buildings. A Stormwater Management Report will be completed. Attorney Barbieri said that they will submit a package to the Commission in about a month. SOLECT Energy plans to have an office on the property.

#### **Vote on Draft ConCom Meeting Minutes from 5/14/13 & 5/21/13**

**Mr. McGrath made a motion to approve the meeting minutes from May 14, 2013 with the Commission's comments incorporated. Mr. Bajdek seconded the motion. Ms. Pilch abstained. The motion passed. (4-0-1)**

**The vote regarding the May 21, 2013 minutes was postponed until the next meeting on June 11, 2013.**

#### **Mail Review**

There was no mail this week.

**At 9:34 PM, Mr. McGrath made a motion to adjourn the meeting. Ms. Pilch seconded the motion. Unanimous. (5-0-0)**

The next Conservation Commission meeting will be June 11, 2013.