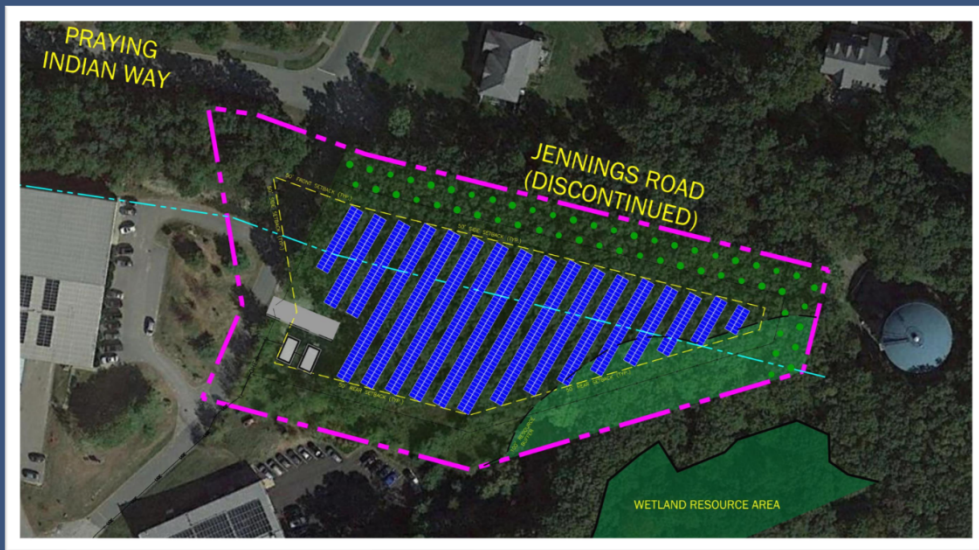


HOLLISTON PLANNING BOARD

MARCH 16, 2023

SITE PLAN REVIEW SPECIAL PERMIT



BEALS • ASSOCIATES INC.

0 BARTZAK DRIVE, HOLLISTON MA

AGENDA

1. Presentation of sound study
2. Presentation of applicability of Dover Amendment
3. Review of compliance with performance standards for non-residential development
SPECIAL PERMIT AND SITE PLAN REGULATIONS §7.4
4. Review of waivers requested

PERFORMANCE STANDARDS FOR NON-RESIDENTIAL DEVELOPMENT

SPECIAL PERMIT AND SITE PLAN REGULATIONS §7.4

A. AESTHETICS

Compatibility – N/A

B. LIGHTING

1. Shielding – Compliant. Only emergency lighting will be provided
2. Light Trespass – Compliant. Only emergency lighting will be provided
3. Light Intensity – Compliant. Only emergency lighting will be provided
4. Indoor Lighting – N/A
5. Sodium Vapor or Metal Halide Lighting – Compliant. No sodium vapor or metal halide lamps are proposed.
6. Outdoor Signs – N/A
7. Flickering Flashing Lights – Compliant. There are no flickering or flashing lights proposed.
8. Height of Fixtures – Compliant. Only emergency lighting will be provided.
9. Hours of Operation – Solar panels operate during hours where sunlight is available to generate energy, meaning only daylight hours, which change throughout the year

C. LANDSCAPING AND SCREENING

1. Street Buffer Strip – N/A, there are no public roads adjacent to the property. DH0
2. District Buffer Strip – N/A, however a buffer strip of 35' wide has been provided adjacent to the residential properties.
3. Large Parking Areas – N/A
4. Fencing – Compliant, fencing is proposed in conjunction with plantings.
5. Retaining Walls – N/A
6. Berms – N/A
7. Unsightly Uses & Areas – Compliant. The proposed solar array is to be screened through a double row of evergreen trees abutting the residential neighbors.
8. Maintenance – Compliant. All landscaping features and areas will be properly maintained.

PERFORMANCE STANDARDS FOR NON-RESIDENTIAL DEVELOPMENT

SPECIAL PERMIT AND SITE PLAN REGULATIONS §7.4

D. STORMWATER MANAGEMENT

Compliant w/ §11.10 and §11.11 of the Holliston Planning Board Stormwater Management and Land Disturbance Regulations. The Town initiated a peer review through their consultant, CMG, who found that the revisions to the plan and stormwater report adequately addressed their comments relating to engineering and stormwater design. CMG recommended one condition that the project obtained EPA NPDES Construction General Permit Coverage and a SWPPP be submitted prior to construction.

E. SITE DEVELOPMENT STANDARDS

1. **Land Disturbance** — Compliant. Land disturbance has been designed to reduce unnecessary land disturbance and preserve natural drainage.
2. **Replication** — Compliant. A landscaping plan has been developed demonstrating replication with native vegetation.
3. **Clearing for Utility Trenching** — Compliant. Clearing for utility trenching will be performed to the minimum of what is necessary for the construction of the solar array.
4. **Site Design** — Compliant. The placement of solar panels and associated equipment will not detract from the site's scenic qualities and will blend with the natural landscape to the greatest extent practicable. A landscaping plan was developed to further improve the site's scenic qualities to blend with the landscape.

5. **Archaeological Historical Resources** — N/A

6. **Preservation of Existing Vegetation** — Acknowledged. Vegetation removal is limited to what's necessary for construction and functionality of the solar array.

7. **Limit of Clearing** — Compliant. The site plans depict the proposed limit of clearing and grading. The Erosion Control Plans indicate no stockpiling of materials of any kind outside the limits of work.

8. **Finished Grade** — Compliant. The solar facility has been designed to maintain/preserve existing grades of the ground surface to the greatest extent practicable. Proposed slopes are no greater than a 3:1 slope.

9. **Phasing of Development** — Acknowledged. Due to the size of the proposed solar array, all construction will occur in on phase.

10. **Re-Vegetation** — Compliant. The Landscaping and Erosion Control Plans prepared incorporate native species and proper seed bed preparation.

11. **Topsoil** — Compliant. Topsoil will be placed on disturbed surfaces which are proposed to be planted.

12. **Irrigation** — Acknowledged.



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PERFORMANCE STANDARDS FOR NON-RESIDENTIAL DEVELOPMENT

SPECIAL PERMIT AND SITE PLAN REGULATIONS §7.4

F. PEDESTRIAN & VEHICULAR ACCESS; TRAFFIC MGMT

1. Access — Compliant. Access will be provided from the Bartzak Drive cul-de-sac.
2. Driveway — Compliant. Primary access is provided from the Bartzak Drive cul-de-sac, and gated access exists to Praying Indian Way.
3. Curb Cuts — Compliant. The development of the solar facility will result in a curb cut along the existing driveway off Bartzak Drive.
4. Interior Circulation — N/A
5. Transportation Plan Approval — N/A
6. Reduction to Parking — N/A
7. LOS Maintenance or Improvement — N/A
8. Dangerous Intersection — N/A
9. Sight Distance — Compliant. The proposed solar array project connects to an existing driveway that connects to Bartzak Drive and has adequate sight distance.
10. Maximum Parking — N/A
11. Mitigation — Acknowledged
12. Pedestrian & Bicycle Safety — N/A
13. Location of Parking Areas — N/A
14. Traffic Calming Features — N/A

H. UTILITIES, SECURITY, AND EMERGENCY SYSTEMS

1. Wastewater Treatment Disposal — N/A
2. Water — N/A
3. Site Security — Compliant. Received Chief Stone's input via email on November 15, 2022.
4. Underground — N/A
5. Fire Alarm System — Compliant. The site will feature a sufficient municipal fire alarm system capacity to meeting operating requirements of the proposed development and use under applicable codes, regulations, and statutes enforced by the Fire Chief.

I. FISCAL IMPACT

Analysis — N/A

Need for Schools & Affordable Housing — N/A



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WAIVERS REQUESTED

SPECIAL PERMIT AND SITE PLAN REVIEW REGULATIONS

SECTION 7.3.1(K) – ROCK OUTCROPS AND MAJOR TREES

Exclude location of rock outcrops and any major trees located onsite

SECTION 7.3 – SURVEYOR

Topographic information obtained using LIDAR technology

STORMWATER MANAGEMENT AND LAND DISTURBANCE PERMIT

SECTION 11.4.4 – NPDES GENERAL PERMIT/ SWPPP

NPDES General Permit and SWPPP submitted in full prior to any land disturbance



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THANK YOU
QUESTIONS OR COMMENTS



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