

TOWN OF HOLLISTON
PLANNING BOARD
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS.
2021 AUG 13 AM 10:26

**SITE PLAN REVIEW AND
STORMWATER AND LAND DISTURBANCE PERMIT
CERTIFICATE OF ACTION**

Address of Property: 280 and 150 Marshall Street
Map 7, Block 6, Lots 37 & 38

Applicant: SCS Marshall 012252 Holliston, LLC
1101 Connecticut Avenue, NW Second Floor
Washington, DC 20036

Record Plan: "Holliston Landfill 2.5 MW-AC Solar Array Project
Marshall Street, Holliston, Massachusetts"
TRC Companies, Inc. (March 2021 with revisions
through July 16, 2021)

Project Description

The Applicant is proposing to construct and operate a large-scale solar energy generation system that will be approximately 3.2 MW-DC/2.5 MW-AC and will include 1.25 MW's of battery storage on land located at Marshall Street, adjacent to the municipal transfer station and HYSA soccer field complex. The site will have a perimeter security fence. The proposed ballasted solar PV system will be composed of approximately 8,000 panels and the energy storage system has approximately five 250 kW DC batteries.

Conditions of Approval


1. **The record plan set shall be endorsed by the Planning Board and presented to the Inspector of Buildings with the application for building permit.** Unless amended with the approval of the Planning Board, the endorsed plan set shall be the plan of record and construction shall proceed in accordance with the improvements shown on said plan and this Certificate of Action.
2. No corrections, additions, substitutions, alterations or any changes shall be made in any plans, proposals, and supporting documents approved and endorsed by the Planning Board without the written approval of the Planning Board. Any requests for modifications shall be made in writing to the Planning Board for review and approval and shall include a description of the proposed modification, reasons the modification is necessary, and any supporting documentation.
3. A copy of this decision and endorsed plan set shall be kept on site and shall be made available to all site contractors.

4. Terms and conditions of this decision and Site Plan approval shall be strictly enforced by the Inspector of Buildings per the terms of Section VI-G of the Zoning By-Law and MGL.
5. Prior to issuance of a final inspection and sign-off from the Inspector of Buildings, the Applicant shall submit an as-built plan stamped by a professional engineer certifying that all site improvements are completed in accordance with the approved plan. The Applicant shall submit a statement certifying that all conditions of approval of this decision have been met.

Special Conditions

6. All exterior lighting shall meet the performance standards of Site Plan Regulations Section 7.4.2(B) and shall be International Dark Sky Association compliant (See <http://www.darksky.org/fsa/>).
7. The applicant shall not cause a nuisance to residents due to dust and/or noise. If, in the opinion of this Board, proposed measures do not sufficiently mitigate noise and dust migrating off the property in accordance with the standards of Section V-N of the Zoning By-Laws, the Board will notify the Applicant in writing and the Applicant shall supply a corrective action plan within fourteen (14) days for the Board's review and approval. The Inspector of Buildings may take additional measures as the Town's Zoning Enforcement Officer.
8. A pre-construction meeting shall be scheduled through the Planning Board Office with Town staff and the Board's consulting engineer at least 48 hours prior to commencement of work. At the conference, a schedule of inspections shall be agreed upon by the Applicant, the Board's agents and other municipal officials.
9. Because of the scale and complexity of the project, installation of site access drives, and stormwater management features shall be subject to periodic monitoring and inspections by an agent of the Town to be paid for by the applicant under the provisions of MGL, c.44, s.53G (593 Account) and the Board's Rules and Regulations for Project Review Fees.
10. Emergency erosion and sedimentation control measures shall stockpiled on site and employed in a timely fashion in anticipation of extreme weather events.
11. During construction the Applicant shall perform daily clean up and disposal of construction debris, including soil, on Town streets caused by the site construction.
12. A minimum of seven days prior to the start of construction, a detailed construction sequence shall be submitted to the Town Planner and Building Inspector by the site contractor for review and approval. Information regarding scheduled deliveries and truck routing shall be included. The approved construction sequence shall be followed throughout the course of the construction and shall be altered only with prior review and written approval from the Inspector of Buildings.
13. A copy of the signed Stormwater Pollution Prevention Plan and EPA NPDES CGP Registration shall be provided to the Board prior to construction.
14. The Applicant shall provide evidence of stormwater management system inspection and maintenance in accordance with the drainage operation and maintenance plan of record. All required SWPPP Stormwater Construction Site Inspection Reports shall be submitted to the Planning Office within 7 days of each inspection.

Issued by the Planning Board this 12th day of August 2021. This permit is valid until August 12, 2022. Please file any extension requests within 1 month of expiration.


Karen L. Sherman
Town Planner