

Planning Board
Town of Wales, MA
8/27/19 6:30 PM

Present: Lynn Greene (**Lynn G.**), Diane Piazza (**Diane P.**), Laurie Hornacek (**Laurie H.**)
Absent Members: Jason Oney, Danelle LaFlower

Guests: Liz & Doug Dickinson, Fire Chief - John Croke, Electrical Inspector- Scott Mansfield

Lynn G. opened the meeting at 6:30 PM.

All present board members review the minutes for 7/8/19 planning board meeting and 7/15/19 site visit. **Diane P.** makes a motion to approve the above minutes, **Lynn G.** 2nd that motion, all in favor.

****Agenda Item:** Continued discussion of solar bi-laws per suggestion of Attorney General's Office
Lynn G. states that the board of selectman approved that town council revise the solar by-laws.

****Agenda Item:** Review the application and maps submitted by Wales Solar, LLC
Lynn G. asks Chief Croke to come up and speak on behalf of the application submitted for review.

Chief Croke had three main concerns in regards to the plans: (1) being accessibility to the box, making sure his fire trucks can get in and out safely, (2) make sure the fire detection system that comes with the unit be a 24/7 monitored detection system in the event that batteries catch fire, the Fire Department would be notified immediately, so it's not a prolonged incident, (3) convex box or self-contained system has a on board fire depression system that would be inspected and in compliance with MA General Law. Chief Croke points out that the specifications for this unit shows it having those requirements.

Lynn G. points out that the peer reviewer wasn't sure if the storm water basin will negatively impact this battery system. Chief Croke said that would depend on the type of batteries used, which would determine how they handle it, if there was some sort of spill, DEP would be contacted and hazmat as well if necessary. **Lynn G.** points out that the plans specify lithium batteries are expected to be used.

Scott Mansfield explains that there are three types of batteries they could use; liquid battery, dry battery and a second type of liquid battery. If they were to use dry batteries initially and they need replacement after a couple years, and they replace them with liquid batteries there could be a possible contamination. Scott points out that with the fire alarm suppression system, it should identify (a) a fire and (b) a leak, which is why the dial out system is preferred.

The board, Chief Croke, & the Electrical Inspector look over the second set of plans that were recently submitted. Scott states that this is a self-contained unit that should be UL listed which Scott would be inspecting. Scott would like the battery system to be UL list certified.

Chief Croke reiterates that he would like the system to be a dial out system which is not specified in the plans.

Chief Croke wants to point out that he wants to make sure Nexamp is adhering to the vegetation plans and what the rating was for the bridge that will be constructed. **Laurie H.** points out that DEP wanted better support on that bridge because it's an old crossing but the planning board has not received any details or updates in regards to that.

Chief Croke notes that the fire department is not required to sign off on any part of this project but he is hoping that the powers that will be signing off on this make sure that the proper training is done. Nexamp should be holding a seminar at the site which should include full scale training that includes pointing out who the emergency contact is. Chief Croke would also like the specifications on the engineering of the bridge so he can make sure that the fire department will have accessibility to the other half of the grounds.

Lynn G. asked that John Croke and Scott Mansfield type what there conditions and requirements are for the installation of this system, she also asked they attend the hearing on 9/16/19.

Scott Mansfield explains that in regards to signing off on these plans he will require that all departments sign off prior to him giving Nexamp a 2 week window for testing purposes only, then the power would be shut off until the rest of the requirements are met. Scott is concerned about the monitoring, both set of plans submitted do not say anything about external outputs. Scott's responsibility would be to monitor and inspect the wiring of the system, but ultimately Chief Croke is responsible to approve the system. Chief Croke states that the fire inspector would inspect the system to make sure it is running properly.

****Agenda Item:** Order of Conditions from Conservation

The board then begins looking over the "order of conditions" from the conservation department which turns out to be a proposal from 2018. Liz Dickinson suggests going online to look at the order of conditions form for the State of MA, pointing out that the form would be filed with the Register of Deeds after it's completed. Liz Dickinson speaks about phase construction and decommissioning, explaining that the first phase would take place in the spring, setting up all the erosion control barriers. Having the company do a 1/3 of the work making sure the erosion is sufficient, and then move on through a process that would take place over 3 years, that way the erosion is contained.

****Agenda Item:** 1 required signature for vouchers-board vote needed

The board discusses voting on having 1 signature required for payroll and vouchers rather than requiring 3 members' sign. **Diane P.** makes a motion to accept and approve 1 signature required for payroll and vouchers. **Laurie H.** 2nd that motion, all in favor.

****Agenda Item:** Hearing date for Ray LaBonte application

The board discusses possible dates for Ray LaBonte hearing on the application of a self-storage unit. The board decides that the hearing will take place October 10th at the Senior Center.

Laurie H. makes a motion to adjourn at 7:35 PM, all in favor.