

Planning Board  
Town of Wales, MA  
9/16/19 6:00 PM

Present: Lynn Greene (**Lynn G.**), Diane Piazza (**Diane P.**), Laurie Hornacek (**Laurie H.**), Danelle LaFlower (**Danelle L.**), Sarah Ryan (**Sarah R.**)

Absent Members: Jason Oney,

Guests: *Liz & Doug Dickinson*, Norma Thompson (Conservation Commission), *Chris Clark* (Nexamp), *Rob Ritchie* (Nexamp), Dale Eddy (Nexamp), *Don Frydryk* (Sherman & Frydryk), Allan Percy (Land Owner), Susan Anderson (231 Union Rd), Joseph S Tenerowitz (235 Union Rd), Walter Bradway

**Lynn G.** opened the meeting at 6:07 PM.

**Laurie H.** makes a motion to move directly to the agenda item of the Public Hearing of Wales Solar, LLC. **Danelle L.** 2<sup>nd</sup> that motion, all in favor.

**\*\*Agenda Item:** Public Hearing for Wales Solar, LLC

*Don Frydryk* from Sherman and Frydryk explained the site enhancements to include plantings, stockade fencing and the battery system. The battery storage system will be located on the east side of the stream, just north of the road. *Mr. Frydryk* explains that there are two locations where additional 7ft. stockade fencing and plantings will take place; the south east corner (behind the Foster's property), and facing east at the entrance of Union Rd.

The battery storage container will be 10' x 40', located on the opposite side of the arrays adjacent to 235 Union Rd. In simple terms the unit stores energy during the day and releases it at night.

*Rob Ritchie* explains the layout of the closed unit, it consisting of two concrete pads on both ends and cabinet style doors along the long sides of the container. *Mr. Ritchie* explains that these units are low maintenance; only require preventative measures to be performed once or twice a year.

*Liz Dickinson* asks about the noise level of the battery system, which *Mr. Ritchie* states that the battery system will not produce any more noise than what was already approved in the original application. The noise limit for the project is 10 decibels according to DEP.

Enhancements that Sherman & Frydryk are proposing are 250 ft. of 7 ft. wood stockade fence with plantings. (Note that the stockade fence will be stained instead of leaving it untreated per *Chris Clark*) 150 ft. of that additional fencing and plantings is to specifically help the abutters view and glare issues. **Laurie H.** inquiries about the glare presented at the Andersons' property (231 Union Rd.), the Andersons explained that the glare starts from the 4<sup>th</sup> panel in. *Chris Clark* agrees to extend the 7 ft. wood stockade fence 150ft to the south.

**Danelle L.** specifically asks what type of wood would be used for the fencing; *Chris Clark* will get that information and explains that Nexamp is responsible for the upkeep of the fence. *Mr. Clark* explains that the proposed time frame of operation to become energized is December 2019/January 2020, depending on National Grid keeping to its schedule. If Nexamp decided to move forward with the

battery unit they would not be up and running until March/April 2020 due to the 5 month lead time on materials. *Mr. Clark* suggests that it may make more sense if Nexamp have the new plantings planted in the spring of 2020 but the fence could be done this fall to help abutters that are experiencing glare.

Joseph Tenerowitz asked what was being sprayed on the site and *Mr. Clark* explains that he believes it was hydro seed but, *Mr. Frydryk* points out that in the original plans it was specified that no chemicals would be used for maintenance.

*Rob Ritchie* elaborates on the exterior of the battery system (which is an IHI system), the container is a weather proof, temperature controlled, sealed container. The interior contains battery modules specifically designed to store energy from solar panels. The chemistry of the batteries is lithium iron phosphate, which is safe and known for its high temperature tolerance. The unit's control system has a fire suppression system, but it is not a direct dial out. In case of a leak or fire, Nexamp would be immediately notified (via a hard line), the fire department immediately after that. Nexamp will provide training prior to them going online this fall and again in the spring after the battery unit is implemented. The container itself will last the lifetime of the project, the battery modules may need to be replaced periodically.

**Danelle L.** specifically asks what agents are used with the fire suppression system. *Mr. Ritchie* explains that the agents used are FM200-dry gas that is stored as a powder in a canister that has a safe discharge and it would not require ventilation or decontamination to anyone or anything externally.

*Doug Dickinson* wanted to know how many volts will be transferred aurally. *Mr. Ritchie* explains that the system produces around 1,000 volts. The solar array on the DC side is 850-1500 volts, transferred to the AC steps it down to 480 volts that then goes into the electrical system. Once it hits the transformer in the street it would be at an average voltage that people already receive.

*Chris Clark* would like to propose a new decommissioning plan separate from the original, specifically for the battery system since each application has separate site plans and separate permits. Nexamp will take into account scrap value, properly disposing of materials, the battery system being 95-97% recyclable and reuse of batteries cells are beneficial. *Chris C.* explains that Nexamp will be responsible for restoring the land to its original conditions and that is part of the agreement Nexamp has with Mr. Bradway. *Chris C.* will provide the specifications for the reconstructed bridge that was built to have more than sufficient loading capacity. *Chris C.* then speaks to what the next steps will be going forward. Nexamp will make minor modifications to this plan, revising the fence line, answering the board's questions on materials, put together a decommissioning plan, and answer Weston & Sampson concerns and questions.

Norma (Conservation) asked about the Fire Department having accessibility to the site. *Mr. Frydryk* explains that the location of the access roads have not changed, the proposed battery system is going at the end of the access road where there is a turn around that has been constructed using gravel to keep the ground solid.

The board explains that we would need those revisions by October 7<sup>th</sup> in order to close on the 21<sup>st</sup>. The planning board sets the next meeting/continued hearing for October 21<sup>st</sup> at 6:30 PM, **Laurie H.** makes a motion to accept the next meeting at the said date and time, and **Diane P.** seconded that motion, all in favor. **Laurie H.** makes a motion to adjourn the public hearing; **Danelle L.** seconded that motion, all in favor.

The board continues with their regular meeting. The board explains to conservation that the DEP has taken over with having Nexamp make alterations/improvements which is why we have received consistent updates.

The planning board discusses the actual length of the container followed by concerns over there only being 1 pad at each end, giving the middle of the container no support.

**\*\*Agenda Item: Solar By-Laws**

**Lynn G.** explains that she is still waiting on the solar by-laws from town counsel. The attorney general made suggestions for the town's solar by-law to be revised which will require a special town meeting for the by-laws to be approved.

*Liz Dickinson* distributes paperwork that shows how environmentalists are pushing for solar fields to be put in abandon parking lots, roof tops etc. due to the negative impact the solar fields have had on the environment. Environmentalists are trying to put reasonable restrictions on the locations of new solar farms.

**\*\* Vouchers & Payroll**

The planning board signed all vouchers and payroll.

**Laurie H.** makes a motion to adjourn the meeting at 7:39PM, **Diane P.** 2nded that motion, all in favor.