

Planning Board  
Town of Wales, MA  
10/21/19 6:30 PM

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

Guests: Elizabeth & Doug Dickinson (12 Sizer Dr.), *Don Frydryk* (Sherman & Frydryk), Chris Clark & Ben Downing (Nexamp)

**Lynn G.** opened the meeting at 6:34 PM.

**Diane P.** makes a motion to move directly to the agenda item of the continued public hearing of the application submitted by Wales Solar. **Laurie H.** 2<sup>nd</sup> that motion, all in favor.

**\*\*Agenda Item:** Continued hearing of the application submitted by Wales Solar, LLC-Solar Photovoltaic Array w/Grid Battery System

*Don Frydryk* from Sherman and Frydryk explain the revised information that was submitted. Sheet 301; explains that they are extending the cedar fence 150 ft., Nexamp has updated the safety information and labeling on the storage units per the fire department and peer reviewer. Nexamp has agreed that training would be held for fire department and annual inspections will be done per their request. Nexamp will be distributing a site specific emergency response plan. The Fire Department has requested that they be directly notified in case of a fire alarm activating within the battery storage container, the contractor and owner will install and activate this functionality. Eight copies of a decommissioning cost estimate for the battery system have been submitted along with the original decommissioning plan, and the updates maintenance and service plan for the site. **Jason O.** asks what size the signs would be. *Don Frydryk*, 10x12 placards on the door. *Don Frydryk* addresses each concern that the peer reviewer submitted, items 1-5 did not require a response, item 6; the plans reflect that the container is ground level. Item 7; Nexamp is waiting for a response from DEP regarding the jurisdiction of the storage facility as the site is under their control. Item 8; Nexamp has made the operation maintenance plan more site specific. Item 9; a revised decommissioning plan was submitted. Items 10 and 11 are in revised plans. Item 12; Nexamp will notify the Planning Board of any inspections, breakdowns, equipment failures or any anomalous conditions that may occur. They are unsure of the response time, ranges from 30min-2 hrs. Nexamp is working on making that response time as quick as possible. Pending the approval Chris Clark would like the fence to be put up as soon as possible, response plans/timing would be completed prior to construction of the battery container in the spring. The access gate will be equipped with Knox boxes. The panel spacing and vegetation plan has not changed from the original approved plans. The construction of the container does not enlarge the acreage of the site. Nexamp is proposing a 53 ft. long container with two pier foundations that go down to the frost line on each end bringing the container to ground level, minimizing the worry of the Fire Department having to "step" in the unit.

**Lynn G.** asks that Nexamp explain the decommissioning cost estimate. *Ben Downing* explains that 95% of the containers are recyclable and a majority of the work will be done off site and is not labor intensive. They believe there is a market for resale and the estimated amount is on the higher end of

what they have seen on this type of system. The assumption is the system will operate for 20 years; batteries will need replacement 10-12 years down the road. **Diane P.** suggests applying inflation. *Ben Downing* explains that in the original decommissioning plan proposed that includes a 2% inflation costs.

*Chris Clark* explains that DEP was on the site to see if Nexamp had met their conditions of their enforcement order. *Chris Clark* felt that the DEP was generally satisfied but they did give Nexamp a punch list that they are currently working to fulfill. **Danelle L.** explains that the Planning Board would need the partial release before we give permission for any work to be done. **Laurie H.** points out that the fence being put up is a big priority for abutters, **Laurie H.** asks the time frame estimate for putting up the fence. *Chris Clark* explains that once Nexamp receives the partial release from the DEP and they receive approval from the Planning Board, they would pull a building permit for the 2<sup>nd</sup> phase, weather depending.

The Planning Board decides to hold a meeting on Tuesday the 29<sup>th</sup> at 6:30 p.m. at the Town Offices. **Diane P.** makes a motion to accept the above meeting date/time; **Laurie H.** seconded that motion, all in favor. **Laurie H.** makes a motion to close the public hearing; **Diane P.** seconded that motion, all in favor.

The board discusses order of conditions for the application submitted by Wales Solar, LLC. The board is still waiting to hear back from Andrew Bakinowski in regards to his recommendations about the decommissioning plan that Nexamp has submitted.

**Laurie H.** explains that she spoke with David from DEP about how Nexamp put a pipe in where the sediment pool is located so it can drain, but currently that drain pipe is directed toward the road. DEP directed Nexamp to put in a tapered dam in front of it, so it's a trickling affect. **Laurie H.** also explained that due to the new bridge hopefully there will be no more erosion to Steven's Brook. **Laurie H.** points on that in the original plans it states that any changes in the plans will have to come before the planning board for approval.

**Diane P.** makes a motion to open the public hearing on the Zoning by-laws at 7:30 p.m., **Laurie H.** seconded that motion, all in favor.

**\*\*Agenda Item:** Public Hearing to discuss changes to the Town of Wales Zoning By-Laws at 7:30 p.m.

Leis Phinney (Town Clerk) distributes the warrant articles. She begins to explain how the solar by-laws were adopted in May 2017 and after amending them and receiving suggestions and feedback from the attorney general and town counsel, they are now to this point. Leis explained that she and Pam Leduc (Executive Secretary) wrote the wording to reflect the attorney's recommendations. Leis then reads through each article, explaining what the wording was, and what the changes will be, and why.

**Laurie H.** makes a motion to close the public hearing of discussion of zoning by-laws; **Diane P.** seconded that motion, all in favor. The board sets the next regular Planning Board meeting for November 8<sup>th</sup>, 2019, 6:30 p.m. at the Town Offices.

**Diane P.** makes a motion to adjourn the meeting at 7:58 P.M. All in favor.