

**Planning Board
TOWN OF MONTAGUE**
One Avenue A, Turners Falls, MA 01376

RECORD OF PLANNING BOARD DECISION & VOTE

Applicant Kearsarge Solar, LLC
Address 480 Pleasant Street, Suite B110,
Watertown, MA 024472

Date Filed: 4/26/2017
Case No. #2017-02

Owner Town of Montague, One Avenue A Turners Falls, MA 01376

Premises Affected

Rear Turnpike Road

Turners Falls, MA 01376

Assessors Map 21-0-007, 21-0-006, 21-0-024, 20-0-27, 13-0-068

Special Permit (X)
Site Plan Review (X)

Petition heard on: 3/28/2017 and 4/25/2017

Pursuant to Montague Zoning Bylaws Section:

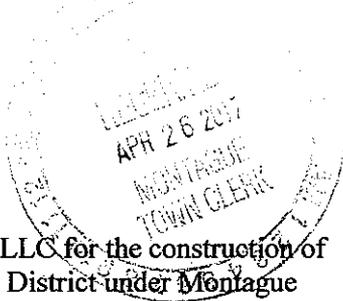
5.2.6(c) and 8.2(f) to permit the construction of a solar energy facility exceeding 3 acres in the Industrial Zoning District.

Final Approved Plans and documents on file with the Montague Planning Board

1. Special Permit and Site Plan Review Application Package Prepared by Tighe & Bond Engineers for Kearsarge Solar, LLC. Dated 3/13/2017
2. Stormwater Management Report. Prepared by Tighe & Bond Engineers for Kearsarge Solar, LLC. Stamped by Jean E Christy, PE. Dated 3/13/2017
3. Revised Plan set titled "Sandy Lane Solar Facility" stamped by Francis J. Hoey III PE and Brian S. Huntley PE. Dated 4/18/2017.
4. Operation and Maintenance and Emergency Procedure Manual

The Board Finds:

1. In order for the application to meet special permit criteria 7.9.4 (a) 6 and site plan review evaluation guidelines 8.5 (4) the board determined that a visual screening is required for the northern run of the west array to mitigate impacts to at least two residential abutters on Turnpike Road.
2. Notwithstanding finding #1, The special permit request meets the conditions of approval for a solar energy facility under section 7.9.4 (a) of the Montague Zoning Bylaws.
3. Notwithstanding finding #1 The site plan meets the evaluation guidelines set forth in section 8.5 of the Montague Zoning Bylaws.
4. The stormwater management plan satisfies the guidelines of the Board's Stormwater System Policy.
5. A waiver of the decommissioning surety, allowable through section 7.9.4 (a) (10) is appropriate for this application.
6. The proposed facility will not be of substantial harm to the neighborhood, or to the natural resources or infrastructure of the Town, will not create nuisance, hazards or congestion and will not derogate from the intent of the Zoning Bylaws of the Town of Montague.



The Board Votes to:

(X) APPROVE () REJECT

The granting of a special permit and issuance of site plan approval to Kearsarge Solar LLC for the construction of a 34 acre solar photovoltaic energy facility off Turnpike Road in the Industrial Zoning District under Montague Zoning Bylaws Section 5.2.6(c) and 8.2(f), subject to the following conditions:

1. Ongoing Conditions: The applicant is responsible for the following ongoing conditions as required in section 7.9.4 (b) of the Montague Zoning Bylaws.
 - A) The most current site plan and project summary which shall include the electrical schematic with the current shut down procedures shall be submitted to the Turners Falls Fire Department by the owner;
 - B) Identification of the owner and a responsible person for inquiries throughout the life of the facility shall be provided to the Planning Board, Turners Falls Fire Chief, Police Chief, and Highway Superintendent and provide for and post a 24-hour emergency contact phone number.
 - C) Herbicides may not be used to control vegetation at the solar electric installation;
 - D) There shall be no exterior storage of equipment or service vehicles on the site
2. Decommissioning: The applicant is responsible to comply with the decommissioning process for Solar Energy Facilities as required in section 7.9.4 (b) of the Montague Zoning Bylaws.
3. Construction Phasing: The Board will permit the segmentation of the project whereby each of the three sections of arrays or some combination thereof is constructed in phases.
4. Vegetative Screening: Prior to the issuance of a building permit, the applicant must submit to the Planning Board for their approval a revised landscaping plan for vegetative screening for the entire length of the northern fence line of the west array. The landscaping plan should include a diversity of species and multiple tiers with the tallest planting being at least 6 to 8 feet tall. The applicant will conduct annual inspection of vegetative screening and provide a report to the Planning Board and replace dead plantings as necessary in accordance with the approved Operation and Maintenance Plan.
5. Amendments to Approved Plans: Any proposed changes from approved final plans shall be submitted to the Board and approved if consistent with the application and the findings and conditions stated in this approval. Significant changes in the site plan shall be reviewed by the Board, which may allow the changes without further hearings if they are determined to be within the project scope and consistent with findings and conditions. The Board reserves the right to hold further public hearings on changes to the site plan that are determined to be outside of the project scope. Approval shall not be unreasonably withheld.

The vote of the Montague Planning Board on 4/25/2017 was as follows:

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| 1. <u>Ron Sicard, Chair</u> <u>AYE</u> | 3. <u>George Cooke</u> <u>AYE</u> |
| 2. <u>Robert Obear</u> <u>AYE</u> | 4. <u>Frederic Bowman</u> <u>AYE</u> |
| 5. <u>Bruce Young</u> <u>AYE</u> | |

PLANNING BOARD

By:

Ron Sicard, Chair

Walter Ramsey AICP, Clerk

TOWN CLERK

I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN 20 DAYS FROM THE DATE THAT THIS DECISION WAS FILED WITH THE TOWN CLERK

Montague Town Clerk

Date
