

PLANNING BOARD
REGULAR MEETING MINUTES
FEBRUARY 11, 2020

115 Pleasant Street, Hubbard Conference Room 203, Gardner, MA

Members present: Robert Swartz/*Vice Chairman*, Robert J. Bettez, Sr., Steve Cormier, and Paul A. Cormier/*Members*, and Trevor Beauregard/*Director-City Planner*.

Members absent: Mark Schafron/*Chairman*.

Also present: Chris Coughlin-*Engineering*, Christine Fucile-*DCDP*, David Albrecht of Borrego Solar, and Scott Cordeiro/*Resident*.

ANNOUNCEMENT - Any person may make a video or audio recording of an open session of a meeting, or may transmit the meeting through any medium, subject to reasonable requirements of the Chair as to the number, placement and operation of equipment used so as not to interfere with the conduct of the meeting. Any person intending to make such recording shall notify the Chair forthwith. All Documents referenced or used during the meeting must be submitted in duplicate to the Director of Community Development & Planning pursuant to the Open Meeting and Public Records Law. All documents shall become part of the official record of the meeting.

Mr. Swartz called the meeting to order at 7:00 p.m.

1. MINUTES

✓ Vote to approve Public Meeting Minutes of January 21, 2020.

S. Cormier noted a few errors on the “members present” as follows:

Delete Laura Casker as attending (previous Member,) and Add Steve Cormier and Paul A. Cormier (new Members).

✓ Vote to approve Regular Meeting Minutes of January 21, 2020.

Motion to accept and approve Planning Board Public and Regular meeting minutes as presented, and amended.

R. Bettez, Sr. /S. Cormier.

Vote - All in

favor.

2. NEW BUSINESS

2.1 Ordinance Change: Amend Zoning Code 675-610 F and 675-1050:

Mr. Swartz updated there was a joint public meeting held with the City Council, at which time there were some suggestions made regarding some of the specifications. At the last Planning Board meeting a discussion was held with regard to the specifications, and the corrections were made. T. Beauregard commented himself, Chris Coughlin/City Engineer and Dane Arnold/DPW Director met with the Roland Jean/Building Commissioner, and based on the comments received, they went through what was proposed on the original zoning code, and for Section 675-610, added “curb lines” to replace “side lines”. In addition, for 675-1050, changed “street lines” to “curb lines” in a few areas of the code. C. Coughlin added the terminology could potentially be confusing since a street line sometimes can be the edge of the pavement, but could also mean the actual property line of the right of way which could sometimes be five or ten feet into what

one would think is their property on any given road. Therefore, basically clarifying the terminology, and with consistency.

Motion to approve changes to specifications in Code 675-610F and 675-1050, and send final recommendation to the City Council.

R. Bettez, Sr. /P. Cormier.
favor.

Vote – All in

3. OLD BUSINESS

3.1 959 West Street Solar – Update:

Mr. Swartz mentioned the Borrego Solar project is well over a year old, and Mr. Albrecht is going to do a presentation regarding some changes made regarding the drainage.

Mr. Albrecht introduced himself and gave a little history of the project, noting it was approved by the Planning Board sometime in 2017, plus received an “Order of Conditions” from the Conservation Commission. The site was an old sand and gravel pit, and the construction was completed towards the end of last summer. However, about this time last year, there were a series of freezing, thawing and rainfall events. Since the vegetation had not yet germinated, and with the frozen ground, the water drained off the site down Morse Avenue (in Templeton), down Route 68, and down Sand Road, which may have resulted in some silt and sediment into the Otter River. Therefore, worked with the Conservation Commission most of last year to stabilize the site which included rip rap and swales, along with the biggest improvement of increasing and creating some ways to retain water on site. In addition, created two large detention basins on the southern portion of the site on either side of the entrance access road (*pointed out on the plans*). However, there was one section that was still too low for the 100 year storm event, which in Gardner is about 8.5 inches in 24 hours. Therefore, worked with the Conservation Commission under an enforcement order, and paid for a Consultant that was directed by the Conservation Commission to go to the site after every rainfall over one-quarter of an inch, and provided guidance on areas that needed control, or permanent stabilization. Furthermore, a detention berm was added around the south entrance of the site to prevent any water escaping the site, especially during large storms. Additionally, the Conservation Commission requested the roadway be paved. The design and goal is intended to hold the 100 year event storm.

Mr. Albrecht commented this is the only major change. The general changes include system size increase in megawatts, meaning the wattage of the modules went up, the fence did not change, the revised system owner is AES systems, and updated some information about building codes. Mr. Swartz asked if they are generating more power with fewer panels, and Mr. Albrecht replied yes.

T. Beauregard asked the current status with the Conservation Commission. Mr. Albrecht replied they received “Amended Order of Conditions” for this work, and they are 85/90% complete with the work.

S. Cormier inquired if final approval will be after the paving is completed. Mr. Albrecht answered it is part of the approval received, but it is not a good time of the year to pave. Mr. Swartz inquired if the Engineering department is good with this. C. Coughlin said as long as all the conditions and comments from Fuss & O’Neil peer review with Conservation Commission is agreeable.

***Motion to accept revised plans from Borrego Solar as presented.
S. Cormier/R. Bettez, Sr.***

Vote – All in favor.

4. ANNOUNCEMENTS~~NEWS~~ARTICLES~~EVENTS

... Next Planning Board Meeting scheduled for March 10, 2020 at 7 p.m.

... T. Beauregard made known a Planning Board member is needed to attend Development Review Committee meetings, and will make sure to have this on the Agenda for the next Planning Board meeting.

Adjournment

Motion to adjourn.

R. Bettez, Sr. /P. Cormier.
favor.

Vote --All in

The meeting adjourned at 7:22 p.m.

All documents referenced or used during the meeting are part of the official record and are available in The Department of Community Development and Planning pursuant to the Open Meeting and Public Records Law