

Minutes of Meeting
Grafton Planning Board
October 20, 2014

RECEIVED TOWN CLERK
GRAFTON, MA

2014 OCT 30 PM 3 40

ll

A special meeting of the Grafton Planning Board was held on Monday, October 20, 2014 in Auditorium at the Grafton High School, 24 Providence Road, Grafton, MA. Present for the meeting were Chairman David Robbins, Vice-Chair Michael Scully, Clerk Sargon Hanna, Robert Hassinger, Linda Hassinger and Associate Member Andrew Clarke. Staff present was Town Planner Joseph Laydon and Assistant Planner Ann Morgan.

Chairman Robbins called the meeting to order at 6:50 p.m.

ITEM 2A: CONSIDER DECISION – PROJECT PLAN REVIEW - SUNEDISON, LLC (APPLICANT) – TUFTS UNIVERSITY CUMMINGS SCHOOL OF VETERINARY MEDICINE / TRUSTEES OF TUFTS COLLEGE (OWNER) – 1 MW GRAFTON SCIENCE PARK SOLAR PV

The Board reviewed the draft decision and made some corrections to the text. Mr. Hassinger raised the issues of surety and decommissioning. Language in the draft decision reflects the Agreement between Tufts and SunEdison which addresses decommissioning. This language is different from language developed for previous solar applications. Mr. Hassinger expressed concern that the lack of consistency in approaching this subject matter may appear to be inconsistent. Mr. Laydon noted that this project does not require a special permit but a project plan review. Requiring surety is beyond the scope of what the Board can require for a project plan review application. Mr. Robbins noted that the Agreement between Tufts and SunEdison achieves the same end and that it is a reasonable expectation that Tufts will have the resources to address the removal of the equipment in the event of decommissioning. Mr. Hassinger suggested that a Finding be added to the decision to reflect the Board's deliberation on the issue which in turn would better inform the conditions. Mr. Robbins directed staff to add the condition to be inserted after the current Finding #F9 and to renumber the rest of the findings thereafter.

MOTION by Mr. Hanna, **SECOND** by Mr. Scully, to insert a new Finding as follows:

F10: The Board finds that that Tufts is likely to have sufficient resources to address the issue of decommissioning and has entered into Agreements with SunEdison which outline that process. The Board finds that this arrangement is satisfactory and does not require any additional surety or decommissioning requirements from the Town.

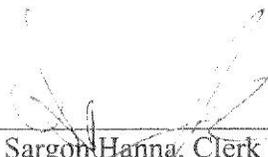
and to make favorable Findings for #F1 through new #F21. **MOTION** carried unanimously 5 to 0.

MOTION by Mr. Hanna, **SECOND** by Mr. Hassinger, to approve the Project Plan Review with the findings and conditions as discussed and amended. **MOTION** carried unanimously 5 to 0.

ADJOURNMENT

MOTION by Mr. Hassinger, **SECOND** by Mr. Hanna, to adjourn the special meeting. **MOTION** carried unanimously 5 to 0.

The meeting was adjourned at 7:01 p.m.



Sargon Hanna, Clerk

EXHIBITS

- **Item 2A: Consider Decision – Project Plan Review - SunEdison, LLC (Applicant)**
University Cummings School of Veterinary Medicine / Trustees of Tufts College (Owner)
0.5 MW Grafton Science Park Solar PV

ifts
- 1

- Draft Decision, dated October 16, 2014, 7 pages.
- Correspondence from SunEdison; Photovoltaic System Installations at Grafton Science Park, 14 Yorkshire Lane, Grafton, Massachusetts and The Knoll, 30 Lower Valley Road, Grafton, Massachusetts (the "PV Systems"), entered into pursuant to those certain Special Commitment Agreements entered into between SunEdison Origination 1, LLC ("SunEdison" or "Company") and the Trustees of Tufts College ("Tufts College" or "Purchaser") each dated September 4, 2012 (the "Tufts Agreements"); dated and received October 16, 2014;

ork,
on,
ons
r")
of
s.