



PLANNING DEPARTMENT

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MEMORANDUM

TO: Mr. Joseph Laydon, Town Planner

FROM: Joseph Schow, Planning Intern

DATE: 8/28/15

SUBJECT: Review of Site Plan/ Special Permit Submission for CEC Solar

APPLICANT: CEC Solar #1056 LLC, Clean Energy Collective, 146 West Boylston Street, Worcester, Massachusetts 01606

OWNER: Robert Kell and Karen Kell

APPLICATION SUBMITTAL DATE: July 29th, 2015

LOCATION: 207 Providence Road, Assessors Map 88, Portion of Lot 10

PARCEL SIZE: 33.4 acres

REQUESTED ACTION: Special Permit and Site Plan Approval for Proposed Solar Electric Generating Facility

PROPOSED USE: Solar Electric Generating Facility

EXISTING USE: Undeveloped Open Space

SURROUNDING USE: Residential, Golf Course, Power Line Easement

EXISTING ZONING: Multi-Family Residential and Low Density Residential (R20)

Summary: The site plan review contains a project description. The proposed solar facility consists of a 0.990MW fixed array with 4,400 individual panels, and generates 240-305 watts of electricity. Individual panels measure 3' by 6' and are 7' tall with a life expectancy of 30 years. The site will contain 20' wide gravel access road with a 100' wide turn around, 7' tall security fencing, detention basins for storm water runoff, hydro seeded grass surface, and concrete pads supporting transformer equipment, inverters, and switchgear. The facility will be managed remotely and by on site visits.

Site Plan Review Contents: The site plan and special permit submission material includes the following items received August 12th, 2015:

1. Application for Special Permit, 7/29/15
2. Application for Site Plan Approval, 7/29/15
3. Certified Abutters List, 7/28/15
4. Certificate of Good Standing, 7/24/15
5. Project Narrative

6. Project Proponent Information, 7/31/15
7. Operation and Maintenance Plan
8. Proposed Site Development, 8/12/15

Items Missing from Site Plan and Special Permit Submission Requirements:

1. Traffic study
2. Report on the amount of earth material to be displaced.

Grafton Zoning Bylaw Regulations: The relevant sections of the zoning bylaws are

1. Section 1.3.3 site plan review
2. Section 1.5.5 conditions for granting special permits
3. Section 3.2.3.1 use regulation schedule electric generating or distribution station or substation

Site Plan Comments:

1. The applicant requests a waiver for the requirement of a traffic study. It is recommended that the applicant consult mass highway district 3 for a review of the plan and its impact on traffic.
2. Document should be provided indicating approval by National Grid for access to the facility through the easement.
3. Additional information should be provided on the clearing of vegetation including removal of stumps, and impact of removal considering the amount of trees on the site.
4. The plans should clearly identify which trees are going to be cleared on the northern side of the site by golf course and if any will be kept for screening.
5. Greater amount of vegetation screening on the eastern side of the site between catch basin and abutting residential property at 211 Providence Road.
6. Additional information on the 2 inch mesh screening on the security fence should be provided.
7. Additional information should be provided in the operation and maintenance plan detailing the construction process.
8. The applicant should provide a removal/discontinuation plan including ensuring the removal of the facility by bond or other mechanism.

Additional Comments:

1. A calculation of the volume of earth material to be removed or filled is not provided. In the project description it states that there will be removal and stockpiling of topsoil for re-spreading and minimal site grading. A report on the volume of earth material to be moved was also not provided. Location of stockpile of material is not specified, along with the erosion control of the stockpile.
2. The applicant should state whether any security lighting will be installed. If lighting is to be installed, diagrams showing their locations and specifications should be provided.
3. The applicant should provide a cross section view showing sight lines from abutter's house on the eastern side of the property towards the site.