

**New Marlborough Planning Board
February 13th, 2019**

Attendees

Members:

Peter Tiso (Chair), Mark Carson, Lonn Combs, James Mullen, Eric Schaefer,
Joshua Mack (Secretary)

Other Attendees:

Barbara Marchione, Julia Trumbull, Fiona Kerr, Broc Kerr, Daniel Doern,
Brian Huntley (CPV Engineer), Robert Mastria

Call to order at 7:03

Mail

A letter was received from residents Broc and Fiona Kerr, abutters to the proposed solar development at 100 Hartsville Mill River Road, sent in a letter detailing their concerns regarding the project.

An additional letter regarding this project was sent by another abutter, Diana Mummert.

The letters were not read aloud at this point in the meeting as the subject was on the agenda to be discussed later in the meeting.

Review of Special Permit for Proposed Solar Development

Mark Carson, James Mullen, and Peter Tiso reported on their field visit to the site or a proposed large-scale solar installation by Competitive Power Ventures Mill River Solar (CPV Mill River Solar) located at 100 Hartsville Mill River Road. Concerns that came up during the site visit were that clearing the lower site would involve removal of a young white pine forest as well as a need for a designated location of a vehicle service station. The site will have loam and seed brought on site in order to fulfil a meadow field biome. Lonn Combs would like a cut analysis of the site done and a physical representation of the summary of the cut and fill. Robert Mastria as requested made contact with the Trustees of reservations and provided them with a copy of the special permit application.

Since our last meeting with CPV, two letters were received by the NMPB regarding the designated site. Their concerns included: that the poles for utility connection are not located on the property, a spring house that is located very close by and possible pollution of said spring water, likely noise pollution, any associated risks of herbicides and pesticides or other chemical usage on the site, and a direct contact for information from CPV management in regards to upkeep and repair onsite. A request was presented for black fencing over silver fencing in order to be less visible. Issues regarding visual presentation and site lines as well as several requests were put before the board by attending residents. Assurances of a proper containment facility for refueling and spills at a designated location in order to prevent

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contamination of the local spring water, as well as a concern of loam and seed bringing in invasive species and finally the local school needed to be informed of the impact of the extra road usage during construction phases.

Mr. Combs recommended that a viewshed analysis be completed for the lower field view from the Hartsville Mill River Road up to the site. The CPV representative suggested a site logistics meeting with abutters and stated the ideal timeline for construction is five to nine months. The Special Permit Meeting for CPV February 25th at 6pm. Peter Tiso made a motion to list the following concerns to be given in writing to the Board of Selectmen that all listed concerns be written up and provided to the selectboard prior to the public hearing and was seconded by Mr. Mullen. Those concerns were:

- Vegetative screening for lower portion of site sufficient to disguise site from view of both abutters and the road, dark fencing around southern site visible from abutters / road
- Require as-built following construction
- Request applicant identify a specified area for vehicle refueling and servicing that would contain fluid spills to prevent discharge to waterways, with concern for groundwater resources used by abutters
- Mulching to exclude seeded products to avoid the introduction of invasive species
- As per protective bylaws section 8.9.6.11.a - request that the select board require a viewshed analysis of the applicant specifically to address concerns with the lower site, road, and abutting properties on either side of the barn
- Planning board would like to make sure the concerns of the health, safety, and welfare during and after construction of abutters are sufficiently addressed
- Require a pre-construction meeting with abutters to provide a construction traffic management plan / site logistics plan
- We would like to request that the Select Board consider impacts to the neighboring school during construction

Letter to Select Board regarding bylaws for Adult use

Mr. Tiso presented a rough draft of the Planning Board's' recommendations regarding adult use cannabis. The Selectboard is moving forward with a special election in April. A Group editing process on the statement of the 2019 by-law strategy for the NMPB to the Selectboard occurred. Technical assistance for writing the by-laws looked promising said Mr. Mullen.

Motion to adjourn put forth by Mr. Tiso at 9:40 seconded by Mr. Mullen.