

Call to Order:

The meeting was called to order at 7:40 p.m. Present were Chair, Joan Duff, and members Vincent Chiozzi, Mark Yanowitz, Ms. Anderson and associate member Jay Doherty; also present was Paul Materazzo, Director of Planner.

Solar Farm (1350 & 1350R South Street):

The Board opened the public hearing on an application by SunGen Mark Andover, LLC on property owned by JW South Street Realty Trust for a Special Permit for a Major Non-Residential Project located at 1350 South Street. Ms. Duff gave an overview of the Planning Board meeting procedures. Attorney Mark Johnson, representing the applicant, gave a brief overview of the proposed project which included the location, access, and review by Natural Heritage. Said review and approval is necessary due to existing endangered insects located on the property. Attorney Johnson also noted that AVIS has expressed an interest in the conservation area and noted that the applicant is also petitioning the Zoning Board of Appeals and the Conservation Commission. Matthew Randall of SunGen gave an overview of the project including the 60' access easement, T turnaround, the buffer zone to wetlands, and noted a chain link fence would be installed around the perimeter of the solar farm. He also discussed maintenance and their shade management plan, which includes an easement from MASSDOT. Mr. Materazzo noted that the I-93 project does not anticipate at this time extending the travel lane towards the site. He also noted that the Green Advisory Board's goals are to reach out to the public and students to get involved and participate in sustainability projects. Steve Fink of 25 Bateson Drive and a member of Sustainable Andover thanked SunGen for agreeing to tie the solar array project into the school's curriculum. An Environmental Science teacher at Andover High School noted they received a grant and installed solar panels at the school and a group of students have formed a group to develop a program for the students. Several students spoke in favor of the project and gave an overview of their goals and objectives, including how they can get involved in the project. Mr. Materazzo reviewed his memo to the Board dated June 8, 2011, which included comments from the IDR held on June 7th. The points raised at the IDR were the development of an emergency response plan, construction sequence schedule, impact on traffic, public safety and pedestrian access to the southern portion of the property. Attorney Johnson indicated that at the IDR the Safety Officer Chuck Edgerly noted Andover will be the 1st responders. Fire Prevention wants a T turnaround and gravel base to support emergency vehicles. Mr. Randall gave the Board a handout of a map with the construction sequence schedule and reviewed the phases and duration of construction. He also noted there would be between 30 to 35 employees per day, for a total of 60 car trips per day for the employees. Ms. Anderson questioned if the easements were in place and if the Tewksbury residents were notified of the public hearing. Attorney Johnson noted he received a certified abutter list from the Town of Tewksbury. Mr. Randall reviewed the AVIS/Conservation pedestrian access. Kale Inoue of SunGen reviewed other locations of solar farms they have built and noted that in the New England area solar farms are usually on a smaller scale than out west. Ms. Anderson asked if the solar farms could withstand a tornado. Mr. Inoue noted that the glass is a weak point and they build for today's building code. He also gave an overview of solar farm components, how they work and reviewed net metering credits. Gary Lowe representing the Local 103 Union for Andover and other communities noted that the applicant would sell the net metering credits. Kyle McKinney of 21 Knollcrest Drive spoke

Solar Farm (1350 & 1350R South Street) (cont.):

in favor of the project. Susan Stott, 30 Pasho Street, representing AVIS spoke in favor of the project and read a letter into the record from Fred Snell representing AVIS dated June 14, 2011. Attorney Richard O'Neil, representing residents of Tewksbury, noted that the Zoning Board of Appeals (ZBA) hearing postponed their meeting on the SunGen project due to lack of notice and expressed concern with solar glare. Attorney Johnson noted the ZBA sends out abutter notices, and the applicant requested the hearing be continued when it came to their attention that the Tewksbury residents were not noticed. Walter May, 79 Moonlight Drive, Tewksbury, expressed concerns regarding lighting and screening. Mr. Randall noted that there would be no tree trimming on the South Street side of the property and no lighting. Joe Carey of 11 Sunset Circle, Tewksbury, noted he is excited about the project but expressed concern regarding sound from traffic due to tree clearing. Ms. Anderson suggested the applicant submit a locus plan showing South Street, and Moonlight Drive residents and dimensions. Mr. Inoue noted that the trees will not be removed, they will just be at lower height and the applicant will have to follow MASS DOT regulations regarding sound. Following a discussion by the Board, the Board was in consensus that a site walk should take place. Ms. Anderson requested that Attorney O'Neil disclose how many and which Tewksbury abutters he represents at the Board's next meeting. On a motion by Ms. Anderson, seconded Mr. Yanowitz, the Board voted to continue the public hearing on an application by SunGen Mark Andover, LLC on property owned by JW South Street Realty Trust for a Special Permit for a Major Non-Residential Project located 1350 South Street until June 28th at 8:00 pm **Vote:** Unanimous (5-0)

Minutes:

On a motion by Ms. Anderson seconded by Mr. Doherty the Board voted to approve the April 14, 2011 minutes. **Vote:** Unanimous (5-0)

Adjournment:

The meeting was adjourned 8:55 p.m.