

HANSON ZONING BOARD OF APPEALS
Minutes of Public Hearing January 5, 2021

Board members: William Cushing, Chairman
Sean Buckley, Clerk
Joshua Pratti, Alternate

Petitioner: Harley Dog Realty LLC – 7:00 PM
0 Pine Grove Avenue – Case#200C11
Special Permit/Variance/Site Plan
(cont. from 12/1/20)

Atty. Brian Winner- Town Counsel for the Board of Appeals
Joseph Webby of Webby Engineering Associates for the Petitioner

The Petitioner is requesting to install a medium scale ground mounted solar array (under 2.49K) with associated clearing, removal, grading, fencing driveway and construction at the above property. Property is located in Residence A zone.

Pictures from Petitioner showing solar array at 202 Lakeside Road were submitted which would be similar to his array. Webby stated that the assessors card shows the property as 0 Pine Grove Avenue, also Petitioner submitted a letter from Pinebrook Consulting showing wetlands delineation well outside the 100'. No change to the Plan, per Webby since last hearing.

The Board asked the following questions of the applicant: (1) demonstration of fire protection measures including adequate access to the facility. Per Webby access would be thru designated easement in the access area showing on a Plan done in 2007 – access coming off of Oak Street. Gravel roadway going all the way around the site for access to whoever needs to go in. (2) Stormwater management – creating a detention basin, crushed stone between array. (3) parking access/egress for construction as well as for all repairs, maintenance and upgrades – (answer undecipherable from Joe Webby) (4) landscaping plans – doing any plantings, screenings etc. – Per Webby there will be a fence installed for safety reasons - maybe minor shrubs. (5) Any cuts and fills or alterations on the topo – cutting down about 6' and fills (???) (6) Any exterior illuminations to control intrusions or trespassing? – there will be signs for trespassing purposes also for security - motion activated lighting. (7) any permits for dirt removal? – Webby feels like something will be required before removing any gravel – will check into it. (8) any temporary plans for hay bales for erosion control – no temporary siltation barriers right now – this can be addressed if needed. (9) has the soil been examined to determine what kind of mounding system will be used – soil testing was done in 2007 - all sand and gravel. (10) Approximate height of arrays will be 6' to 7' per Webby, ground mounted.

Abutters present were concerned about the following: correct address for access; questioning drainage concerns; safety concerns; seeking confirmation from Fire Department on access to and from site; check out proximity to fire hydrants; is the dirt road on the actual site itself; 72 Oak Street going on record stating that when easement and point of contact are determined

that will be driving over her driveway; concerns about setbacks- where is front of array?; concerns about lighting-will electric lines be underground; this plan should be before Planning Board; questioning conflict of interest; this plan is killing the neighborhood, comments addressing frontage at previous meeting has not been addressed.

Motion made to continue the hearing until February 23, 2021 at 7:00 pm: William Cushing

Second: Sean Buckley

Vote: 3-0.