



PLANNING BOARD
TOWN OF NORTHFIELD

www.northfieldma.gov
69 MAIN STREET
NORTHFIELD, MASSACHUSETTS 01360-1017

P: (413) 498-2901
F: (413) 498-5103

RECORD OF PROCEEDINGS, FINDINGS AND DECISIONS

HEARING NO: 2021-0721 C DATE OF DECISION: 7/21/2021
APPLICATION TYPE: Special Permit / Array C SUBMISSION DATE: 1/14/2021

APPLICANT		PROPERTY OWNER	
NAME:	BWC Pine Meadow Brook LLC	NAME:	Bonnie & Eugene L'Etoile
ADDRESS:	111 Hunting Ave STE 650	ADDRESS:	486 Pine Meadow Rd
TOWN:	Boston STATE: MA ZIP: 2199	TOWN:	Northfield STATE: MA ZIP: 1360
PHONE:	814-815-7248	PHONE:	413-498-2968
EMAIL:	jfirsty@bluewavesolar.com	EMAIL:	gene@fourstarfarms.com

SITE INFORMATION

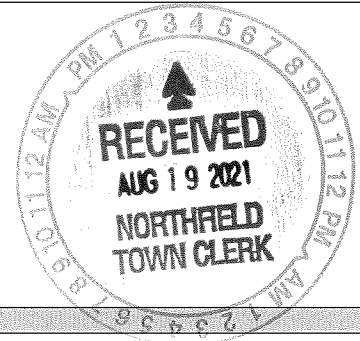
STREET ADDRESS: 612 Pine Meadow Rd SITE ZONING DESIGNATION: R/A

MAP R/A LOT 54B5 & 55 B1

REGISTRY OF DEEDS	BOOK 5819	PAGE 29	PLAN BOOK	PAGE
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RELEVANT SECTION OF ZONING BYLAW:
Large scale solar bylaw

ACTION TAKEN:
Approved



NATURE OF PROPOSED WORK: Dual use solar/agricultural

DATE APPLICATION FILED IN ACCORDANCE WITH M.G.L. CHAPTER 40A: 1/14/2021
PUBLIC HEARING

Notice for the public hearing regarding this application was posted at Town Hall, 69 Main St.; published in The Recorder on 2/4 and 2/11; mailed before the public hearing to all abutters, abutting towns and the Building Inspector for the Town of Northfield and distributed to town boards, commissions and committees. The public hearing on this special permit was opened on 5/20/2021 and closed on July 21,2021.

The following members were present at the hearing and constituted a quorum:

Stephen Serebinski; Homer Stavely; Tammy Pelletier; Meg Riordan; Joe Graveline



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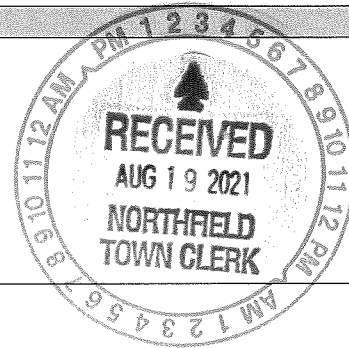
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FINDINGS

Finding that all applicable provisions of the Planning Board and all applicable rules and regulations of the Planning Board HAVE BEEN complied with, the Board GRANTS approval of this Special Permit based on the following findings and with the following conditions. Findings are based on the Special Permit Application and testimony from the applicant and abutters.

GENERAL FINDINGS

See Attached Conditions



FINDINGS: THE FOLLOWING WERE CONSIDERED IN RELATION TO SECTION 3.4 OF THE NORTHFIELD ZONING BY-LAWS, "SPECIAL PERMITS DECISION CRITERIA":

1. The use is a harmony with the general purpose and intent of this Zoning By-Law;

See Attached Conditions

2. The use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district;

See Attached Conditions

3. Adequate and appropriate facilities will be provided for the operation of the proposed use;

See Attached Conditions

4. The proposed use will not be detrimental or otherwise offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials, or visual or other nuisances;

See Attached Conditions

5. The proposed use will not cause undue traffic congestion in the immediate area;

See Attached Conditions

6. To the maximum extent possible, the proposed use conforms to the Principles of Rural Design in Section 8.1.1 of the Bylaw; and

See Attached Conditions

7. The proposed use is consistent with the Northfield Master Plan.

See Attached Conditions



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CONDITIONS OF APPROVAL:
See Attached Conditions

In light of the above findings, the Planning Board reached consensus that the criteria for approval set forth in Section 3.4 of the Zoning By-law HAVE] been met and, therefore, the proposed use WILL have adverse effects which overbalance its beneficial effects on the Town as measured by the Purpose of this By-Law. The Planning Board VOTED to APPROVE the use WITH conditions, based on the application and public testimony.

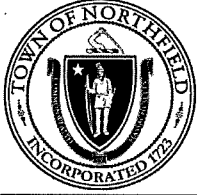
MOTION: to Grant a Special Permit WITH conditions based on the preceding findings and in accordance with Section 3.4 of the Zoning By-Laws

Table with 4 columns: MEMBERS PRESENT, VOTE, VOTE DETAILS, DECISION. Contains details of the motion and the 4-1 vote result.

I, Stephen Seredynski, as chair of the Northfield Planning Board, certify this is a true and accurate decision made by the Planning Board.

Signature of Stephen Seredynski and Date 8/19/2021

Signature of Daniel R. Campbell and Date filed with Town Clerk 8/19/2021



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Issuance of this Special Permit does not relieve the applicant of their responsibility to comply with any state, federal, local or other regulation that may apply. For this Special Permit to be valid and in force, the applicant must record it with the Franklin County Registry of Deeds and submit a copy of the registered permit to the Building Inspector. The Building Inspector shall certify below that the permit has been registered and provide a copy of the signed page to the Planning Board.

Date of Registration:

Deed Book:

Page:

Signature, Building Inspector

Date

NOTICE OF APPEAL

An appeal from the decisions of the Planning Board may be made by any person aggrieved pursuant to M.G. L. Chapter 40A Section 17 as amended within twenty (20) days after the date of filing of a notice of decision in the Office of the Town Clerk. Notice of the appeal and a copy of the complaint shall be given to the Town clerk within the twenty day appeal period.



P.O. Box 320325
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Cellular: 617. 308. 2172

Beth S. Greenblatt
Managing Director

July 19, 2021

Town of Northfield
Mr. Stephen Seredynski, Chair
Northfield Planning Board
69 Main Street
Northfield, MA 01360

RE: Special Permit Conditions for Pine Meadow Road Solar Array "C", Assessor Map 54, Lot A8

Dear Chairman Seredynski :

Beacon Integrated Solutions ("Beacon") was engaged by the Town of Northfield, Planning Board to develop Conditions in connection with the Decision approving the Special Permit and Site Plan filed by BWC Pine Meadow Brook, LLC. The Special Permit Conditions presented herein pertain to Pine Meadow Road Solar Array C.

Background:

On February 8, 2021, Beacon submitted its findings resulting from its review of the Special Permit application and Site Plan submitted by Field Engineering on behalf of BWC Pine Meadow Brook, LLC ("Applicant") to construct a large-scale, dual-use ~0.567-megawatt DC/0.5-megawatt AC solar photovoltaic array, paired with 0.5-megawatt DC-coupled lithium-ion battery (the "Project"). The Project seeks qualification under the Solar Massachusetts Renewable Target ("SMART") Program.

On May 20, 2021, the Northfield Planning Board conducted its deliberative session following three Public Hearings. The initial Public Hearing was held on February 18, 2021, followed by two continued Public Hearings on March 18 and April 15, 2021. The Public Hearing was closed for Pine Meadow Road Solar Array C on February 18, 2021.

In the aforementioned report to the Planning Board, Beacon noted several Conditions for the Planning Board's consideration. Additional considerations were offered during the various Public Hearings, Planning Board deliberations and follow-on comments from Planning Board members.

We present the following recommended Conditions for consideration by the Planning Board.

Administrative:

1. Applicant shall notify and provide documentation to the Planning Board within sixty (60) days of any assignment, transfer or sale of BWC Pine Meadow Brook LLC throughout the entire operation of the Project. Such documentation shall include the then-current identification information of the owner/operator, along with a Certificate of Good Standing from the Commonwealth of Massachusetts.
2. Within sixty (60) days after naming the Engineering, Procurement and Construction (“EPC”) firm it selects to construct the Project, Applicant shall provide the Planning Board all required identification information, along with a Certificate of Good Standing from the Commonwealth of Massachusetts.
3. Within sixty (60) days prior to applying for the Building Permit, Applicant shall provide to the Planning Board:
 - a. documentation that the Decommissioning Plan has been accepted by the Property Owner, and
 - b. an updated decommissioning budget that fully addresses the work scope and procedures proposed by Applicant to remove and restore the entire area impacted by the Project.

Such updated decommissioning budget shall at minimum include a contingency of fifteen (15) percent and an annual cost-of-living escalator for the entire life of the Project.

The form of decommissioning assurance shall be limited to a funded escrow account, an irrevocable bond or letter of credit from a financial institution lawfully authorized to do business in Massachusetts and having a rating no lower than A- (Excellent).

4. Within sixty (60) days of the issuance of the Special Permit Decision, Applicant shall amend its Post Construction Stormwater Operation and Maintenance Plan to include annual monitoring of the catch basins along Pine Meadow Road in the vicinity of the Project and annual snow management requirements.
5. Within sixty (60) days prior to applying for the Building Permit, Applicant shall provide to the Planning Board written documentation from the Northfield Fire Department approving the fire protection and suppression systems, in addition to any protocols required to mitigate and/or address any fluids release in connection with the lithium-ion battery storage system.

General:

1. All work on the site, excluding agricultural operations, per Paragraph 1 of Massachusetts General Laws Chapter 40A Section 3 shall be permitted during the Work

Hours defined as 7:00 AM through 5:00 PM, Monday through Friday. Any desired change of Work Hours shall be requested in writing to, and approved by, the Town Administrator at least forty-eight (48) hours prior to such desired change. The Town Administrator shall have full authority to temporarily modify the Work Hours.

2. Deliveries of major equipment and supplies, and deliveries made by tractor-trailers or other large vehicles shall only be allowed during Work Hours.
3. Year-round access to the equipment pads shall be provided to Town public safety officials.
4. Applicant shall use general industry best practices to minimize dust, debris and noise during the construction and operations/maintenance periods.
5. Vehicle idling shall be kept to a minimum.
6. Whenever possible, local labor and materials shall be used.

Zoning and Setback:

1. The Large-Scale Ground Mounted Solar Photovoltaic Installation cannot be closer than 110' from the property line, but that the fence, as proposed, which is sited as such for the agricultural use on the site (and, thereby, an agricultural fence) can exist as proposed; an updated Site Plan evidencing the relocation of the array to comply with this condition shall be submitted to the Planning Board prior to submission of any Building Permit application

Vegetation and Visual Mitigation:

1. All equipment sited on equipment pads that are visible from Pine Meadow Road shall be screened with native species to New England including but not limited to 7 to 8-foot eastern red cedar junipers (*Juniperus Virginiana*) vegetation, or equivalent.
2. Utility poles and aboveground wiring shall be sited to minimize visual impacts from abutters. Tree removal shall be minimized.
3. All vegetative screenings shall be warranted and properly maintained during the growing season, and throughout the entire operating term of the Project.
4. Pollinator habitats shall be considered in areas under Applicant's control. If a pollinator habitat is not feasible, a seed mix comprised of low growing cool and warm seasonal grasses and legumes shall be considered.
5. No less than sixty (60) days prior to applying for the Building Permit, Applicant shall provide to the Planning Board a Pollinator Habitat Feasibility Report addressing the feasibility and approach to integrating a pollinator habitat into the Project and/or surrounding land.

Eversource Interconnection Siting:

1. Applicant shall obtain Planning Board approval prior to applying for the Building Permit for any material changes to the utility interconnection design and construction plan, as provided on the December 28, 2020 Site Plan and approved by the Planning Board, including location, material disturbance of vegetation or soils, pole placement, overhead wiring and underground conduits.

Project Modifications:

1. Applicant shall obtain Planning Board approval prior to applying for the Building Permit for any material changes to the Project, including but not limited to:
 - a. capacity, location, area or equipment height,
 - b. equipment changes impacting noise or contaminants and ground disturbance,
 - c. changes required as a result of any additional geotechnical studies, and
 - d. changes required to comply with the findings from the archaeological studies and sampling.

Post-Construction:

1. Applicant shall demonstrate on an annual basis compliance with its Post Construction Stormwater Operation and Maintenance Plan, as amended.
2. Within sixty (60) days prior to Commercial Operations, Applicant shall provide safety and emergency training to Town staff, public safety and first responder personnel.
3. Within sixty (60) days of receiving the Certificate of Occupancy from the Building Inspector, Applicant shall provide to the Planning Board:
 - a. as-built documentation stamped by a Massachusetts licensed engineer
 - b. safety manuals and emergency protocols
 - c. documentation from the Northfield Fire Department approving fire suppression systems and emergency protocols
 - d. proof of insurance in amounts as required by the Town
 - e. decommissioning surety instrument in amounts and form approved by the Planning Board



Beacon very much appreciates the opportunity to support the Northfield Planning Board in its review of the Project. If you have any questions or need additional information, please do not hesitate to contact me directly at 617-469-2172.

Best regards,

Beth S. Greenblatt

Beth S. Greenblatt

NORTHFIELD PLANNING BOARD

MAY 20, 2021

MOTION TO APPROVE ARRAY C WITH CONDITIONS

MEG RIORDAN: AYE

HOMER STAVELY: AYE

JOE GRAVELINE: NAY:

TAMMY PELLITIER: AYE

STEPHEN SEREDYNSKI: AYE

4 AYES 1 NAY

SPECIAL PERMIT GRANTED WITH CONDITIONS

NORTHFIELD PLANNING BOARD

JUNE 24, 2021

MOTION TO APPROVE CONDITIONS FOR ARRAY C

MEG RIORDAN: AYE

HOMER STAVELY: AYE

JOE GRAVELINE: ABSTAIN

TAMMY PELLITIER: AYE

STEPHEN SEEDYNSKI: AYE

4 AYES 1 ABSTAIN

CONDITIONS APPROVED