

April 13, 2021
Project No. 2312

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

**RE: Additional Information
Proposed Pine Meadow Road Solar Array "A"
BWC Pine Meadow Brook LLC
Off Pine Meadow Road, Northfield, Massachusetts**

Dear Board Members:

In anticipation of the continued Public Hearing for the above referenced project, Field Engineering Co., Inc. ("FEC") and BWC Pine Meadow Brook LLC ("BWC") has prepared the following narrative and supplemental information to address outstanding comments and concerns related to this project.

Revised Interconnection Information

Following discussions with the Board and on-going discussions with the construction team at Eversource, FEC and BWC have developed two alternative Interconnection Points for consideration by the Board. Considerations given in the development of these alternatives include an attempt to minimize the visual impact to the surrounding neighborhood from the required utility poles to support the interconnection equipment as well as an attempt to minimize the subsurface installation of conduit and installation of utility poles that could potentially disturb archaeologically sensitive resources in the area.

Alternative Interconnection Point 1 – Existing Pole #WMEC 21

The first alternative consists of connecting into an existing pole along the easterly side of Pine Meadow Road further south from the previously proposed point of interconnection. Pole #WMEC 21 is located along the S-curve portion of Pine Meadow Road further away from any existing residences than the previously proposed location. This alternative would allow the applicant to relocate the proposed access drive further south, away from the residences as well. The access driveway would be constructed through the existing berm as shown on the attached Site Plan at a maximum slope of 10%. The access driveway would be a minimum of 18' wide with a minimum 6' shoulder on the north side of the road to facilitate installation and access to the proposed utility poles associated with the interconnection. Construction of the access driveway will require less than 0.25 acres of tree clearing on the existing berm. Crushed stone trenches would be installed along each edge of the access driveway to collect stormwater runoff and reduce the potential for erosion towards Pine Meadow Road. FEC and BWC have reviewed a document entitled "Answers to Frequently Asked Questions about Gravel Roads" prepared by the Franklin Regional Council of Governments as provided to us by Eversource for specific details on the construction of the gravel access driveway and have followed the guidelines within that document where applicable.

Existing catch basins located within the shoulder of Pine Meadow Road in the vicinity of the access driveway will be monitored and maintained as necessary to reduced the potential for flooding in this area from both the runoff flowing from the site and the runoff from Pine Meadow Road that contributes flow to said catch basins. As shown on the attached Site Plan, the overall length of gravel access road associated with the project would be greatly reduced in this alternative, which would result in a further reduction in the amount of runoff flowing from the site towards Pine Meadow Road.

Alternative Interconnection Point 2 – Existing Pole #WMEC 16

The second alternative consists of connecting into an existing pole along the westerly side of Pine Meadow Road, one utility pole south of the previously proposed point of interconnection. Pole #WMEC 16 is located approximately 150' south of the existing driveway at 678 Pine Meadow Road within the Town layout. For this alternative the applicant would interconnect to Pole #WMEC 16 with an underground utility conduit running under Pine Meadow Road and through the existing berm to a proposed utility pole line located on the easterly side of the berm along the previously proposed access driveway. There would be no new utility poles located within the Pine Meadow Road layout or on the roadway side of the existing berm. The new poles would be located on the high side of the berm along the proposed access driveway, hidden from view from Pine Meadow Road by the existing vegetation. For this alternative, the proposed access driveway would remain the same as previously proposed, however there would be no utility poles in the vicinity of the entrance to the facility across from 678 Pine Meadow Road, which would result in a reduced visual impact to the neighboring properties.

Natural and Historic Resources Coordination Update

The applicant has entered into an agreement with the Atowi Project as of April 8, 2021. The Atowi Project will serve as a consultant to advise on cultural resource sensitivity for the Pine Meadow (and Otter Run) solar projects in Northfield. The Atowi Project will be engaged by the applicant from survey and site investigation through completion of project construction.

Further, the applicant has been in discussion with the Northfield Historical Commission ("NHC") since the last planning board hearing. In consultation with Barbara Jacque, Chair of the Historical Commission, the applicant has shared draft language with NHC for a permit condition requiring the project to conduct archaeological surveys and a Massachusetts Historical Commission Project Notification Form. The language shared with the NHC is as follows:

"The Applicant will submit a project notification form to the Massachusetts Historical Commission and will be conducting a Phase 1A and 1B archaeological study. The Applicant will share these findings with the Northfield Historical Commission ("NHC") and will coordinate as needed with NHC regarding these findings. If any project changes are determined necessary due to these findings, the Applicant will seek approval for those changes from the Planning Board."

The applicant has received a copy of the Archaeology Accountability Policy from NHC and agrees to comply with all requirements under this policy.

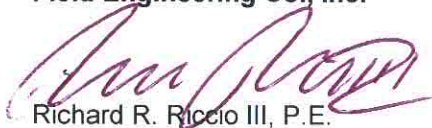
Snow Management Information

Following up on previous discussions with the Planning Board on how snow would be management on the site and the potential for impact of the snow on Pine Meadow Road, we have added more detailed information related to snow management to the Post Construction Stormwater Operation and Maintenance Plan, which is attached to this letter. In general, snow will be plowed along the access driveway, away from Pine Meadow Road. Snow stockpiles associated with the clearing of the access driveway will not be allowed in areas that will drain directly to Pine Meadow Road, minimizing the potential for negative impacts to the roadway during times of snow melt. It is not necessary for complete snow removal within the array footprint so snow will fall to the ground and melt as it does in existing conditions. There will also be no stockpiling of snow required within the footprint of the array.

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We look forward to further discussing this project with the Board at the next Hearing on April 15, 2021. Please do not hesitate to contact me should you have any questions or require any additional information.

Sincerely,
Field Engineering Co., Inc.



Richard R. Riccio III, P.E.
Project Manager

cc: Members of the Planning Board
Beacon Integrated Solutions

Attachments

1. **Interconnection Alternative 1 Site Plans (SP-1 and SP-2)**
2. **Interconnection Alternative 2 Site Plans (SP-1 and SP-2)**
3. **Post Construction Stormwater Operation and Maintenance Plan**

INTERCONNECTION ALTERNATIVE #1

FIELD ENGINEERING CO., INC.
CONSULTING ENGINEERS

110 INDUSTRIAL DRIVE
P.O. BOX 1178
MATTAPAN, MA 02739
TEL: (508) 758-2749
FAX: (508) 758-2849

Revisions			
No.	Description	Date	Appvd.
2	REVISED ACCESS ROUTE & INTERCONNECT DETAILS	4/12/21	RRR
1	REVISED PROPOSED INTERCONNECT DETAILS	2/23/21	RRR

Date: 12/28/2020
Scale: 1"=50'

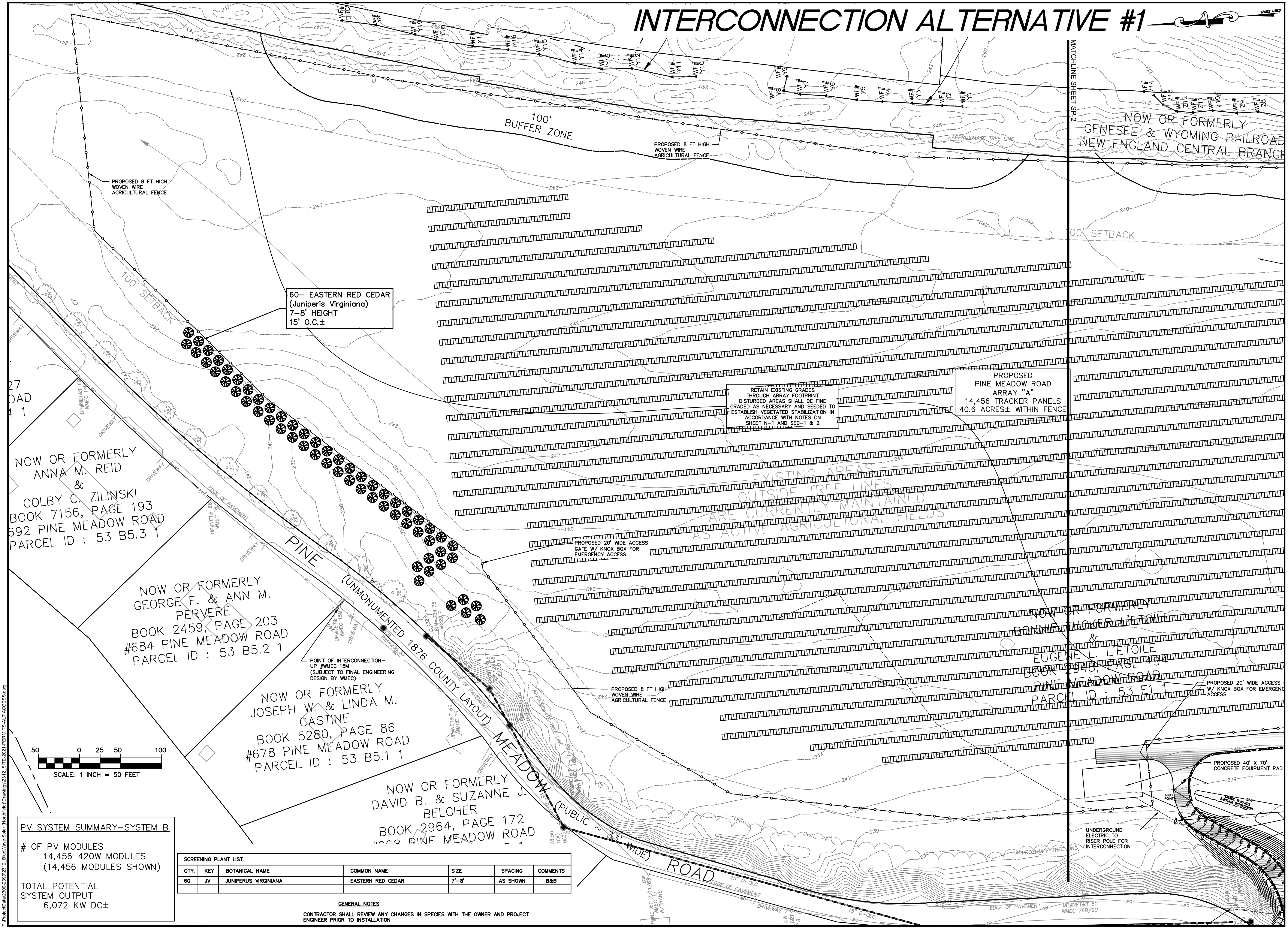
Drawn By	Designed By	Checked By
PGT/RMS	PGT	RRR

Issued For: **PERMITTING**

PROPOSED PINE MEADOW ROAD SOLAR ARRAY "A"
BWC PINE MEADOW BROOK LLC
PINE MEADOW ROAD (ASSESSORS MAP 63 LOT E1 AND MAP 54 LOT B7)
NORTHFIELD, MASSACHUSETTS

Drawing Title: **ARRAY "A" SITE PLAN**
Project No: 2312 | Sheet: 5 OF 9

SP-1



60- EASTERN RED CEDAR
(Juniperis Virginiana)
7-8" HEIGHT
15' O.C.±

RETAIN EXISTING GRADES THROUGH ARRAY FOOTPRINT. DISTURBED AREAS SHALL BE FINE GRADED AS NECESSARY AND SEEDED TO ESTABLISH VEGETATED STABILIZATION IN ACCORDANCE WITH NOTES ON SHEET N-1 AND SEC-1 & 2

PROPOSED PINE MEADOW ROAD ARRAY "A"
14,456 TRACKER PANELS
40.6 ACRES± WITHIN FENCE

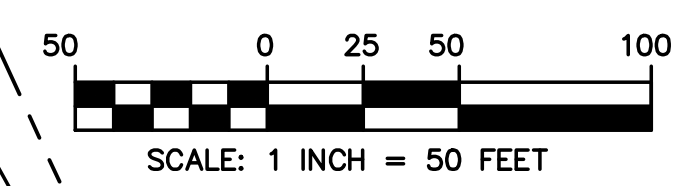
EXISTING AREAS OUTSIDE TREE LINES ARE CURRENTLY MAINTAINED AS ACTIVE AGRICULTURAL FIELDS

NOW OR FORMERLY ANNA M. REID & COLBY C. ZILINSKI
BOOK 7156, PAGE 193
692 PINE MEADOW ROAD
PARCEL ID : 53 B5.3 1

NOW OR FORMERLY GEORGE F. & ANN M. PERVERE
BOOK 2459, PAGE 203
#684 PINE MEADOW ROAD
PARCEL ID : 53 B5.2 1

NOW OR FORMERLY JOSEPH W. & LINDA M. CASTINE
BOOK 5280, PAGE 86
#678 PINE MEADOW ROAD
PARCEL ID : 53 B5.1 1

NOW OR FORMERLY DAVID B. & SUZANNE J. BELCHER
BOOK 2964, PAGE 172
#669 PINE MEADOW ROAD



PV SYSTEM SUMMARY--SYSTEM B

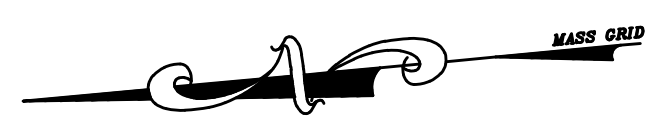
OF PV MODULES
14,456 420W MODULES
(14,456 MODULES SHOWN)

TOTAL POTENTIAL SYSTEM OUTPUT
6,072 KW DC±

SCREENING PLANT LIST						
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
60	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	7-8"	AS SHOWN	B&B

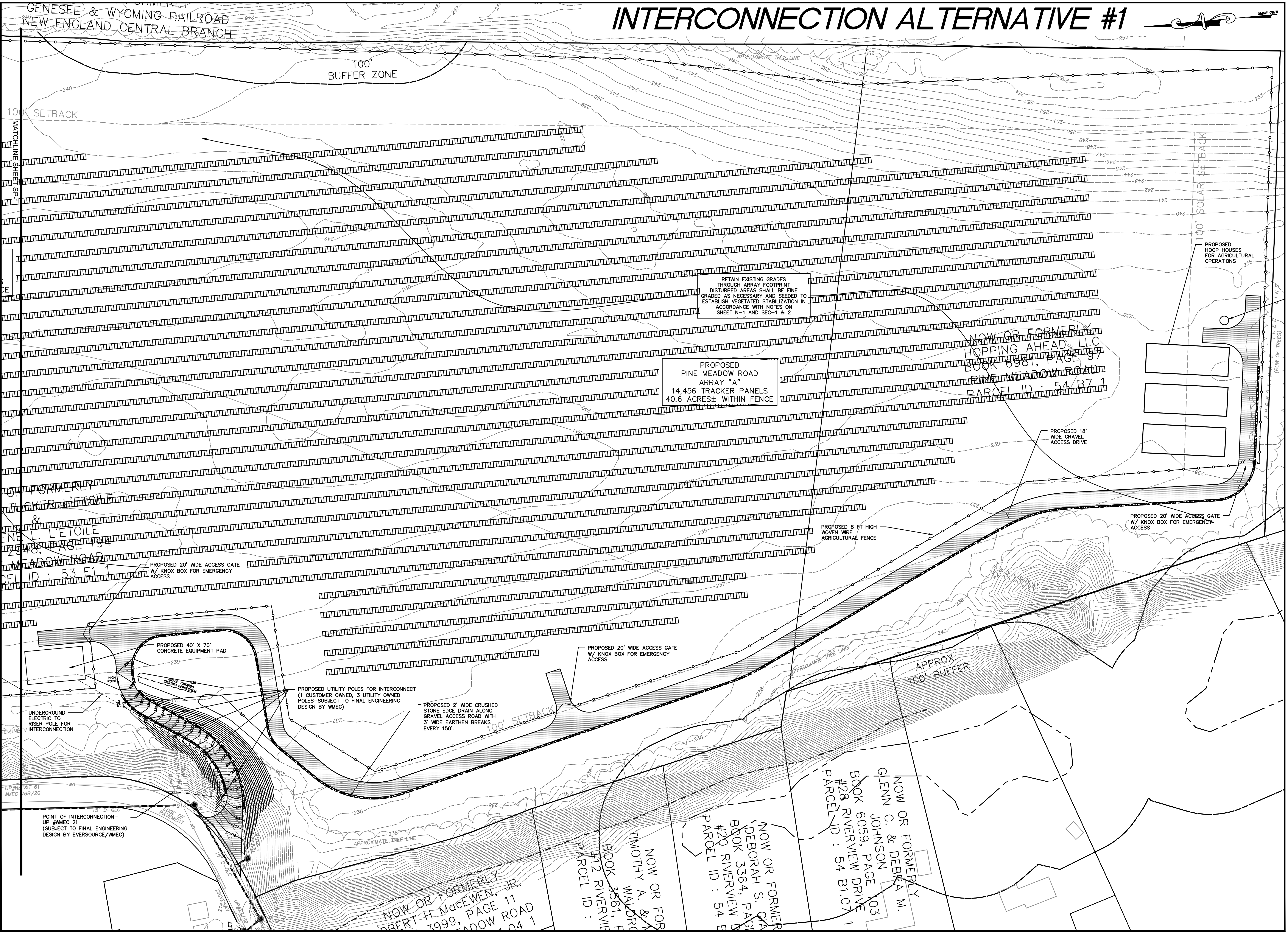
GENERAL NOTES
CONTRACTOR SHALL REVIEW ANY CHANGES IN SPECIES WITH THE OWNER AND PROJECT ENGINEER PRIOR TO INSTALLATION

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CONSULTING ENGINEERS

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P.O. BOX 1178
MATTAPAN, MA 02739
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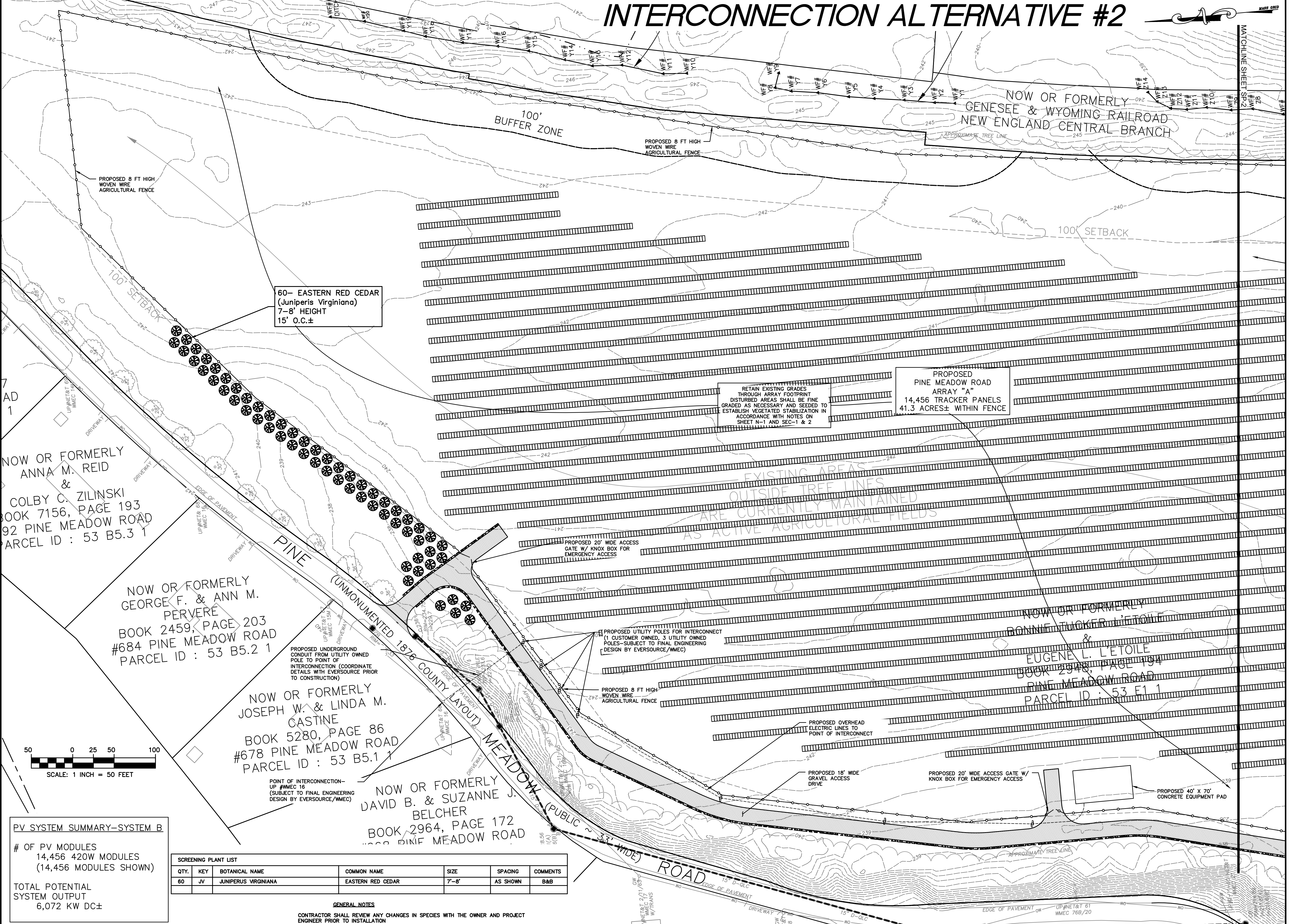
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Drawing Title	
ARRAY "A" SITE PLAN	
Project No.	Sheet
2312	6 OF 9
SP-2	

E:\Projects\2312\2312-2312-2312_Site-2021-Permits-Alt-Access.dwg

INTERCONNECTION ALTERNATIVE #2

FIELD ENGINEERING CO., INC.
CONSULTING ENGINEERS
110 INDUSTRIAL DRIVE
P.O. BOX 1178
MATTAPAN, MA 02739
TEL: (508) 758-2749
FAX: (508) 758-2849



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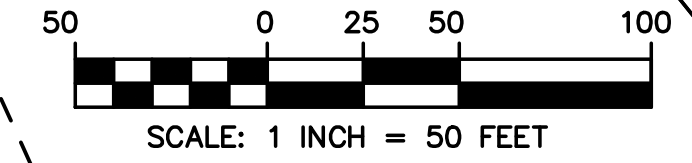
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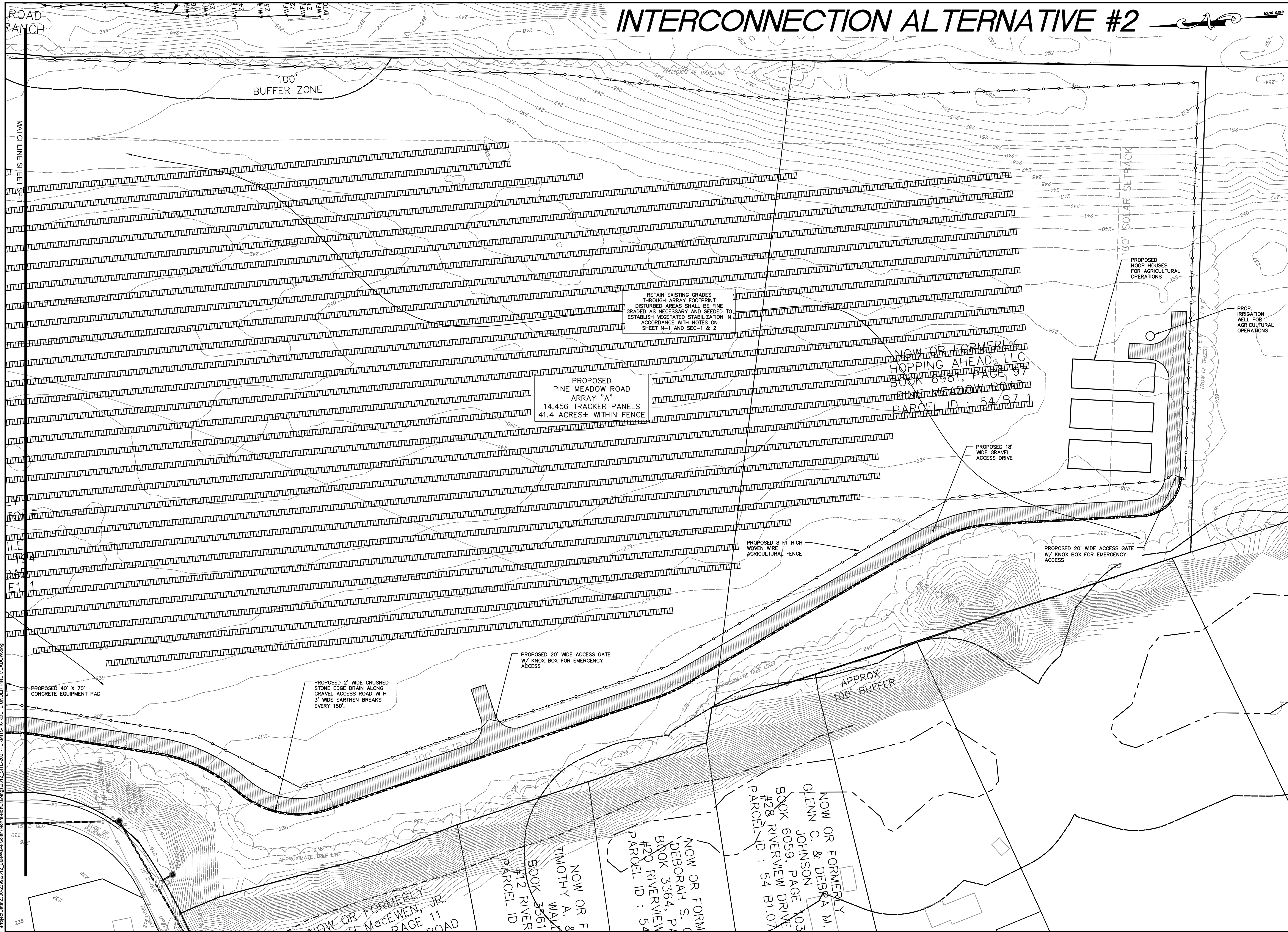
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Sheet: 5 OF 9

SP-1

INTERCONNECTION ALTERNATIVE #2



FIELD ENGINEERING CO., INC.
CONSULTING ENGINEERS

110 INDUSTRIAL DRIVE
P.O. BOX 1178
MATTAPAN, MA 02739
TEL: (508) 758-2749
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Sheet: 6 OF 9

SP-2

Post Construction Stormwater Operation and Maintenance Plan

Name and current address of the Applicant

BWC Pine Meadow Brook, LLC; BWC Otter Run, LLC
C/O BlueWave Solar
111 Huntington Avenue, Suite 650
Boston, MA 02199

Name and address of the Contractor of Record

The Contractor for this project has not been selected yet. Upon Selection of the Contractor, their contact information will be provided to the Planning Board and Conservation Commission for their records.

Plans of Record

Refer to Site Development Plans prepared for BWC Pine Meadow Brook, LLC & BWC Otter Run, LLC, by Field Engineering and last dated 12/28/2020 for locations of all BMP's on site as well as construction details of all BMP's. Refer to the Special Permit Decision/Site Plan Approval issued by the Northfield Planning Board for additional information regarding the operation and maintenance of the stormwater management BMP's on site.

1. The contractor shall be responsible for the proper inspection and maintenance of all stormwater management facilities including the continued stabilization of the site until such time as the project is accepted by the owner. Thereafter, the owner shall be responsible for the proper inspection and maintenance of any stormwater facilities in accordance with this operation and maintenance plan.
2. All Structural Best Management Practices (BMP's) including the siltation control should be inspected after every major rainfall event exceeding 1.0-inch for the first 6 months after construction to ensure proper stabilization and construction.
3. Thereafter, regular BMP inspections should be conducted according to the following schedule:

<u>BMP Structure</u>	<u>Inspections per Year</u>
Crushed Stone Edge Drain	2

4. Accumulated silt and sediment ahead of the siltation controls should be removed if the accumulated depth of sediment exceeds one half of the height of the structure. Any accumulated silt within the detention basins should be removed once the accumulated depth of silt exceeds three inches.
5. All removed sediments are to be properly disposed of at a location to be approved by the Board of Health. Transportation and disposal of sediments shall comply with all local, state and federal regulations.
6. At all site access points, snow removal will occur after snow events of 4" or more or when snow accumulation in these areas is greater than 4". Complete plowing within 24 hours of such snow event or accumulation trigger. No sodium chloride, rock salt or chemicals of any kind may be used onsite. Inside the array area, snow will be removed at the conclusion of each snow event once the amount has reached an amount of 12" depth.
7. The access driveway shall be monitored on a regular basis to insure its suitability for access. Gravel along the access driveway shall be replaced as necessary to maintain suitable access to the array. In addition, the entire facility shall be monitored on a regular basis for any signs of erosion due to stormwater runoff. Eroded areas shall be stabilized as soon as possible.

8. The site shall be monitored to insure proposed drainage patterns are maintained following construction. Should channel flow from runoff develop within the site that requires corrective measures, these measures shall be reviewed with the Planning Board prior to their implementation.
9. The project site should be inspected for trash on a regular basis. Any accumulated trash, litter, and discarded materials should be removed.
10. The contractor and the owner shall maintain a BMP Inspection Report following each site inspection as recommended above. The BMP Inspection Report shall identify the date of inspection, the name and contact number of the responsible party, specific structures inspected, specific maintenance require and observations. At a minimum, inspection reports should address the following conditions where applicable:
 1. Embankment Subsidence
 2. Erosion
 3. Cracking of Containment Berm
 4. Inlet/Outlet Conditions
 5. Sediment Accumulations
 6. Slope Stability

Snow Management Plan

1. At all site access points, snow removal will occur after snow events of 4" or more or when snow accumulation in these areas is greater than 4". Complete plowing shall occur within 24 hours of such snow event or accumulation trigger. No sodium chloride, rock salt or chemicals of any kind may be used onsite.
2. Snow will be plowed off to the side of the site access drive to provide access to the equipment pads within the array. This will allow snowmelt to be spread out over the length of the access drive and not create concentrated discharge points of runoff from snowmelt.
3. Snow shall not be plowed towards Pine Meadow Road or stockpiled in areas that will discharge runoff directly towards Pine Meadow Road.
4. It is not anticipated that snow removal will occur within the footprint of the array. Snow will be allowed to remain in place and melt naturally through the existing ground as in existing conditions. No stockpiling of snow will be required within the footprint of the array.