

Town of North Andover
PLANNING BOARD

John Simons, Chairman
Lynne Rudnicki
Peter Boynton



David Kellogg
Lora McSherry
Regina Kean (Associate)

Tuesday June 21, 2016 @ 7 p.m. 566 Main Street-School Administration Building, North Andover, MA 01845

1 Present: J. Simons, L. Rudnicki, L. McSherry, D. Kellogg, P. Boynton, R. Kean

2 Absent:

3 Staff Present: J. Enright, R. Oldham, B. Wolstromer

5 J. Simons, Chairman: The Planning Board meeting for Tuesday, June 21, 2016 was called to order at 7 p.m.

7 **PUBLIC HEARINGS:**

8 CONTINUED PUBLIC HEARING: 384 Osgood Street, North Andover Public Works Building, Ray Santilli:
9 Applicant seeks a Site Plan Review Special Permit in order to make improvements to the Town Public Works
10 facility by adding a new administration office building in front of the existing building and replacing the salt shed
11 in rear of the property with a new structure.

12 J. Enright: Disclosed that she is a direct abutter to the project. At the last meeting, we discussed a proposed
13 7,100SF office administration building facing Osgood Street. The new and existing buildings will be connected.
14 The color of the building remains outstanding. Currently there are 20 visitor parking spaces in the front of the
15 building with one handicap space. The proposal reduces that number to 9 and one handicap space. Tonight we will
16 focus on stormwater management design and traffic circulation. There will be two-lane traffic along Wayne Street
17 until the end of the existing Public Works building. At that point traffic at the rear of the existing building will
18 now be directed to take a right and will circulate around the salt shed in a one-way direction. Existing gas pumps
19 will remain. The existing block on site will be used to be created in front of this block wall. Permanent filtrex
20 soxx will be placed to the rear of the block wall because of the spacing in the block. These wall are intended to
21 create a barrier to prevent encroachment into the wetland areas. Described the existing and proposed stormwater
22 management structures. The riprap apron for the rear inlet pipe can be reduced (currently shown as a 10 ft. apron)
23 according to both DEP and L. Eggleston. Snow stockpiling is to be located on site upgradient of the stormwater
24 treatment system and all drainage structures will be kept clear of snow. "No Snow Stockpiling" signs will be
25 placed along the wetlands and near the catch basins. It is recommended by L. Eggleston that the existing
26 operational SWPPP be conditioned in the Decision to be implemented in an appropriate timeframe.

27 R. Santilli: Parking for employees is along Wayne Street currently and will remain there. Visitor trips to the site
28 are minimal. We may be able to create an additional 6-8 spaces at the rear of the property.

29 J. Simons: Is there an alternative? It's not sufficient parking and it's in the public right-of way.

30 R. Santilli: We can consider leaving a portion of Wayne Street and discontinue the rest. It is a formal process with
31 the Board of Selectmen. We will need a legal opinion as to the process of "discontinuing". The site plan includes
32 the entire site, depending on the formula and designation of use, the site could require as many as 58 parking
33 spaces.

34 J. Simons: Going forward, we feel a cleaner, more permanent solution is warranted.

35 J. Enright: Minor revisions need to be made to the plan. Conservation meets June 22, 2016 and the ZBA meets
36 June 28, 2016 for the variance.

37 J. Simons: We hope to draft a Decision for the next meeting.

38 [Continued to July 5, 2016 Planning Board meeting]

40 CONTINUED PUBLIC HEARING: 1600 Osgood Street, Osgood Solar, LLC., Dan Leary: Applicant proposes to
41 construct approximately 3.6 megawatt (approx. 11,000 solar modules) ground-mounted solar voltaic array. The
42 area of the proposed array is approximately 350,000square feet. The project is within the Industrial 2 Zoning
43 District (I2) and in the Osgood Smart Growth Overlay District.

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44 J. Enright: At the last meeting there had been preliminary comments from the peer review consultants. Since then,
45 the Applicant has met with both Eggleston Environmental and TEC to discuss the comments in detail. The Fire
46 Department and the state Fire Marshal's comments and concerns have been addressed. Conservation has no
47 comment. The FAA has submitted an email stating that the prior review is still valid. The North Andover Police
48 Department and Board of Health do not have any concerns.

49 J. Enright: Reviewed TEC comments (dated June 21, 2016) with the Board: 10,300 total modules are confirmed to
50 be added, the Inspector of Buildings has determined the new solar panel array is "not a structure" as defined in the
51 Bylaw. There is a building location requirement within Site Plan Review requiring all building locations, number
52 of stories and overall height, be shown; the applicant is requesting a waiver. The Board approves this waiver
53 request. The Applicant is proposing one new area of parking consisting of 27 spaces, which requires landscaping
54 on three sides with at least one tree for every thirty (30) linear feet. The Applicant is requesting a waiver. The
55 Board approves the waiver. There are light poles being eliminated and TEC requests adequate lighting be
56 provided. The Board felt requiring certification of IES standards being met around the project area could be
57 conditioned. Overhead utility poles to carry the power to the building to the north are no longer proposed

58 Dan Leary, Applicant Representative: No overhead utility lines are proposed in the current design for this project.
59 We will be utilizing existing chases underground.

60 J. Enright: TEC proposes a regular restriping program for the access drive to ensure proper identification of for
61 vehicles, delivery trucks and emergency response. This can be conditioned as part of an O&M plan.

62 J. Enright: At the meeting with Eggleston Environmental there was a discussion as to whether this project would
63 be quantified as a "redevelopment" and required to meet MA Stormwater Handbook Standards. The Applicant and
64 consultant disagree on this issue and overall it was determined that the language for "redevelopment" concerning
65 solar was ambiguous. L. Eggleston; however, acknowledged that the important issue is to get a stormwater
66 management net improvement for the site. There's been an investigation of the existing north side catch basins;
67 two of which appear to currently have blockages. They need to be cleaned and repaired as necessary along with
68 the 10" drain line and an upgradient trench drain. The Applicant agrees if no blockage is found, provision will also
69 need to be made for ongoing maintenance (periodic cleaning) of the catch basins. Additionally, the Applicant
70 agrees to annually sweeping the uphill portions of the northern parking lot. It is recommended that the sweeping
71 be performed with a high efficiency vacuum or regenerative air sweeper rather than a mechanical broom sweeper
72 and that the sweeping be done in the early spring when the sediment loading is the highest.

73 J. Enright: In regards to the transformer, L. Eggleston wants to be sure that no potential contaminants can get into
74 to the wetland area from the concrete pad. The final design has not been worked out. Assurance needs to be
75 provided that there is a response to any type of spill or overflow.

76 D. Leary: We haven't specified a transformer yet; whether it's dry (no oil) or if it has secondary containment,
77 needs to be determined.

78 J. Simons: We have a few minor housekeeping issues that need clarification and we hope to close the Public
79 Hearing at the next meeting and review a Draft Decision.

80 J. Enright: Confirmed that at least 5 Board members believe they will be in attendance at the July 5, 2016 meeting.
81 [Continued to July 5, 2016 Planning Board meeting]

82

83 **DISCUSSION:**

84 Tree Removal Protocol in the Watershed: R. Oldham noted there is no current procedure in place for tree removal
85 in the watershed.

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86 Board Discussion: The Board reviewed preliminary protocol related to tree removal in the watershed and felt that
87 the draft as presented needed some revision including educational aspects as to where and why the restrictions are
88 required in the watershed and best practices within specific control zones.

89
90 [Continued to July 5, 2016 Planning Board meeting]

91 Watershed Informational Mailer

92 Water Quality Research

93 Planning Board Rules & Regulations

94

95 **MINUTES APPROVAL:** The Board felt the June 7, 2016 minutes need to be summarized and they will review a
96 second draft at the next meeting.

97

98 **ADJOURNMENT**

99 **MOTION:** P. Boynton made a motion to adjourn the meeting. The motion was seconded by L. Rudnicki. The
100 vote was 5-0, unanimous in favor. Meeting adjourned @ 8:15 p.m.

101

102 **MEETING MATERIALS:** Planning Board Meeting Agenda June 21, 2016; DRAFT Planning Board Minutes June
103 7, 2016; North Andover DPW: Eggleston_Stormwater Comment_160620, Locus, NOI Stormwater Response
104 Letter_160614, NOI SITE PLANS REVISED 160614, Submitted Plans_160506, Zoning Table; 1600 Osgood
105 Street, Osgood Solar, LLC: Civil Comment_160621, Project Narrative_REVISED_160607, REVISED
106 Plan_160616, Stormwater Comment_160620; Tree Removal Protocol DRAFT.

