

PLANNING BOARD

TOWN OF GREENFIELD, MASSACHUSETTS
14 Court Square, Greenfield, MA 01301

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GREENFIELD PLANNING BOARD **Minutes of August 19, 2010** **114 Main Street**

The meeting was called to order at 7:20 p.m. with the following members:

PRESENT: Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Mary Newton, Clerk; Clayton Sibley; James Allen; and alternates Tim Gorts and Joshua Parker.

Also present were Eric Twarog, Director of Planning and Development; Sandra Shields, Director of the Department of Public Works; and Paul Curan, Senior Vice-President and Bill Jordan, Project Manager of Axio Green, LLC.

Approval of Minutes

MOTION: Moved by Smith, seconded by Allen and voted 5:0 to approve the meeting minutes from June 17, 2010.

MOTION: Moved by Sibley, seconded by Allen and voted 5:0 to approve the meeting minutes from July 15, 2010.

Site Plan Approval

- a. Axio Green, LLC – Solar Farm Project: 2MW solar array at the closed Wisdom Way Sanitary Landfill.

Wedegartner read comments from the Department of Public Works and the Department of Planning and Development (these comments are located at the Department of Planning and Development at 114 Main Street, Greenfield, MA). Twarog stated that he received a telephone message from Nicole Zabko, Director of Public Health, stating that the Board of Health met Wednesday evening and have no concerns or issues with the proposed project. Gorts inquired what happens if the landfill cap is damaged during construction or during routine maintenance. Mr. Jordan stated that during their consultations with MA DEP, the issue of damage to the landfill cap was their primary concern. Mr. Curan stated that any damage to the landfill cap would be the responsibility of Axio Green to report and repair, they would be liable. Smith asked how they would know if the cap was damaged. Mr. Curan stated that it is Axio's legal responsibility to report any damage to the landfill cap. He also stated that MA DEP will have a heavy presence during construction of the project to ensure that such damage doesn't occur. Sandra Shields stated that the DPW will also be present on site during construction. Allen inquired if Axio Green, LLC is a non-profit or a for-profit company. Mr. Curan stated that it is a for-profit company. Sandra Shields stated that Axio Green will be leasing the property with a 20-year lease and that the property is owned by the Town of Greenfield. She also stated that the Town is in communication with the state legislature to increase the lease to 30 years. Allen expressed concern that the Town isn't getting property taxes from this project as other projects do. Sandra Shields stated that the Town could have required personal property tax on all the equipment that will be on site to be paid but that it chose to negotiate a reduced rate for electricity produced from the project instead. Newton inquired if there will be separate concrete slabs for each solar panel. Mr. Curan stated that there will be one slab per array line. Newton asked about fencing for the project. Mr. Curan stated that there will be fencing along three sides of the property in addition to video monitoring of the site. Newton inquired about lighting. Mr. Curan stated that there will be security lighting on each corner of the site. Smith inquired whether Calvary Cemetery requested any screening. Sandra Shields stated that due to topography, the solar

panels will not be able to be seen. Wedegartner asked about their construction schedule. Mr. Curan stated that they should have their required MA DEP permit within two weeks and that actual construction should start around Thanksgiving. Parker inquired if construction could be done during the winter. Mr. Curan stated yes. Allen inquired what would happen with a lighting strike on the equipment. Mr. Curan stated that a few panels may be damaged but that the system technology would prevent a lightning strike from affecting the grid. Sibley inquired whether methane gas could be tapped at the landfill for co-generation. Sandra Shields stated that methane gas is typically tapped on newer landfills. Greenfield's landfill is an older one with very limited potential for methane gas.

MOTION: Moved by Sibley, seconded by Newton, and voted 5:0 to approve the site plan as submitted by Axio Green, LLC for a 2MW solar array at the closed landfill on Cumberland Road.

Discussion Items

a. Consideration for a Zone Change at 51 Allen Street (Conway Street School)

Twarog reviewed with the Board, the grant sources and funding for a new sustainable master plan to include the partnership with the Franklin Regional Council of Governments for a HUD Regional Sustainability Planning Grant submitted on Wednesday, August 18, 2010. He recommended to the Board that any significant zoning amendments or additions should wait until after a new sustainable master plan is completed for the Town with an implementation section. The Board agreed.

Adjournment

MOTION: Moved by Newton, seconded by Sibley, and voted 5:0 to adjourn the meeting at 8:40 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development