

PLANNING BOARD

Michael A. Podolski, Esq., Chair
John R. Bethoney, Vice Chair
Robert D. Aldous, Clerk
James E. O'Brien IV
Ralph I. Steeves

Planning Director
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**TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS**

PLANNING BOARD MEETING MINUTES

Thursday, March 10, 2016, 7:00 p.m., Lower Conference Room



Present: Michael A. Podolski, Esq., Chairman
John R. Bethoney, Vice Chairman
Robert D. Aldous, Clerk
James E. O'Brien IV
Ralph I. Steeves
Richard J. McCarthy, Jr., Planning Director

Mr. Podolski called the meeting to order at 7:05 p.m. The Pledge of Allegiance was recited. The plans, documents, studies, etc. referred to are incorporated as part of the public record and are on file in the Planning and Zoning office.

Applicant: The Davis Companies, Rustcraft Road Solar, LLC
Project Address: 150-280 Rustcraft Road, Dedham, MA
Case #: *SITE-09-14-1880*
Zoning District: RDO
Representative(s):

- Anthony Donato, Bohler Engineering, 352 Turnpike Road, Southborough, MA 01772
- Sevag Khatchadourian, East Light Solar, LLC, 20 Park Plaza, Suite 320, Boston, MA 02116
- Jeffrey Gadowski, American Capital Energy, 15 Tyngsboro Rd. Suite 4, North Chelmsford, MA 01863-1346

The Applicant proposed an insubstantial modification to the existing site plan to install a 1 megawatt rooftop solar array on the west side of the property. Meetings were held with Kenneth Cimeno, Building Commissioner, and Lt. Joseph Gleason of the Fire Department. The array will measure 6' x 3.5' with the 3,800 panels set back 10 feet. Wattage, equipment, and safety were explained, as was how solar energy works. The yield of power yearly will be about 1,300,000 kilowatt hours. Credits were received at NStar's prevailing rate, which he believed is 16 or 17 cents per kilowatt hour for a total of roughly \$250,000 worth of energy. Mr. Aldous asked about the grounding. The wire seems to be coming through the second building. He asked how much electricity is going through the wire, and how large the wire is. Mr. Gadowski

said it is medium voltage cable with 13.8 voltage. It is 10 amps. The wire is 1R or 2R medium voltage cable. It is grounded per NEC 690.

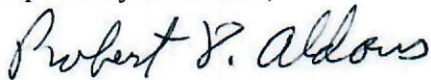
The panels will not be visible from the roadway, as there is a 5° tilt, and they will be one foot maximum off the roof's surface. There will be a transformer on the ground within an existing island next to the new loading dock where energy will be collected and routed over the rooftop down thru the building. It will then be diverted to a 3" conduit and run to the utility equipment. It would be a two-month construction project. The area where the clock tower is will mostly be avoided. There will be no change to parking, existing buildings and landscaping, and use. Safety features will be in place. The Davis Companies is renting the space, and the energy is collected and sold to low income housing in the Greater Boston area. There is a federal tax incentive for the system. The modification is only to the existing site plan for the addition of the equipment. The beneficiary of the solar array will be the Davis Companies, which is the landlord. The Town gets nothing.

There were no plans or existing conditions photographs of the location or a simulation of what it will look like when completed. Stock photographs of equipment were furnished. Mr. Donato showed the landscape plan where two transformers were installed on a pad on an island as part of the General Dynamics work; this is where the new equipment would go. Yews or evergreens were proposed around the equipment to shield it. The island is already planted, and some of them will be replaced. No parking will be lost. Mr. Steeves wanted more landscaping around the pad, saying he did not want to see any of the equipment. Mr. Donato said they could plant more around the transformers, and Mr. Steeves said he should fence it. Plantings will also be added out by the street.

Two votes are needed: one stating the request is insubstantial and one stating that the Board approves the plan as presented. Mr. Bethoney moved that the applicant's request for insubstantial change for 150-280 Rustcraft Road be approved, seconded by Mr. Steeves, and voted unanimously 5-0. Mr. Bethoney moved to approve the plan as presented, subject to a revised landscaping plan around the transformer to the far left of the site and the three transformers to the north of the site against Rustcraft Road being adequately screened with a fence and landscape plan satisfactory to the Planning Board. Mr. O'Brien seconded the motion. The vote was unanimous at 5-0. The applicant will revise the plan and submit it to Mr. McCarthy. Mr. Podolski asked that the transformers be painted green so they will be less visible.

There was no old/new business. The next meeting will be a Public Hearing on the warrant articles, and the Town will be coming in, if ready, regarding the Ames building. Mr. Bethoney moved to adjourn, seconded by Mr. Steeves. The vote was unanimous at 5-0.

Respectfully submitted,



Robert D. Aldous, Clerk

/snw