



Planning Board – Town of Spencer

Minutes

Planning Board Meeting

Tuesday, February 20, 2018 at 7:00 PM

McCourt Social Hall, 157 Main Street Spencer, MA 01562
Memorial Town Hall

Planning Board Members Present: Chair Robert Ceppi , Jonathan Viner, Shirley Shiver, and Maria Reed and Jeff Butensky

Planning Board Members Absent: None

Staff Present: Paul Dell'Aquila, Town Planner and Monica Santerre-Gervais, ODIS Senior Clerk

Staff Absent: None

1. Mr. Ceppi opened the meeting at 7:10pm

2. ANR's

- **Carole Paquette, 119 Charlton Road, Boundary Line Adjustment**

Blaise Berthiaume, 4 Jolicoeur Ave, discussed the ANR and how it's a simple boundary line adjustment. Lot 1 had encroached on lot 2 and both lots will stay conforming lots with adequate square footage, frontage, and setbacks. Mr. Dell'Aquila said it was straight forward and sees no issues with endorsing. Mr. Ceppi asked what zoning district it was in and Mr. Dell'Aquila said SR. Ms. Shiver asked about where the existing line was and Mr. Berthiaume came up to show where the boundary line used to be. Ms. Shiver said it's important to show where the line was on the previous plan so the Planning Board has something to compare it to.

MOTION: Ms. Shiver motioned to endorse the plan as submitted

SECOND: Mr. Butensky

DISCUSSION: None

VOTE: 5-0

- **Central Land Development Corp, N'ly of Windbrook Dr./ W'ly of Sycamore Dr. & E'ly of Lake Ave., create new lots**

Brian MacEwen, Graz Engineering, explained the ANR plan with the plan with remaining land and said the land meets frontage requirements and said the land was originally divided in the 1930's. Central Land Development Corp is looking to make a single lot to sell. Mr. Ceppi asked about the streets and Mr. Dell'Aquila said they are private ways. Mr. Viner asked if it was passable by one car and Mr. Dell'Aquila responded that he didn't know the exact width of the road. Mr. MacEwen said the road width varied and discussed the two ways to access the lot. There was much discussion in regards to road conditions, width of road, and access.

Mr. Dell'Aquila raised concern about the triangular piece of land on the ANR plan and adding that to the parcel. There were some old deeds and they note the triangular piece of land as a right of way and beach area. The land has been deeded into different hands and the current owners bought the remaining rights from the subdivision, however, the Town of Spencer's GIS system shows that triangular piece of land as a right of way. Therefore, Mr. Dell'Aquila mentioned he feels he needs more proof of ownership on that piece of land before the Planning Board can approve the ANR. Mr. MacEwen said he sent over the statute law and said that should clarify the private way and deeded rights, the owner own to the center of road unless taken by Mass Highway, however, private and public ways are to the benefit the owner on either side of the road. The beach area was reserved by and owned by the original owner, owns beach area, and owns larger group of parcels on south east with the private way. There is common ownership on both sides and the owner owns to the zero center line and that what the statute says. Mr. Ceppi asked if the piece of land in question was separate until this new plan and Mr. MacEwen said the Assessor's map it shows it as a private way but the original plans depict it as a separate lot. Mr. Ceppi asked if the owner is paying taxes for that land and Mr. MacEwen said no because it's not listed as a separate lot.

Mr. Viner said the easement of use will exist even if the common ownership is on both sides because the easement was for the use of the subdivision. Mr. MacEwen said if it was deeded with those homes. Ms. Shiver said the right of way should be on other deeds and if a title search had been done and Mr. MacEwen said he did the title search. Mr. Viner said the area for the beach there is another right of way and Mr. MacEwen said there is a lot of right of ways from the original plan and other plans that were developed. Mr. Viner said the subdivision plan shows the lot as reserved for beach. Mr. Ceppi read off the plan and said that lot 17 was reserved for beach. Mr. Dell'Aquila mentioned a quit claim deed from November 2017, purchase and sale, describes 5 tracks but the language is very unclear. Mr. MacEwen said he was the surveyor and said the track encompasses the 40.5 acres into Leicester, MA; the deed description track doesn't change from the original subdivision owner. Mr. Dell'Aquila said they need more proof of ownership. Ms. Shiver suggested legal opinion be sought to prove ownership and rights of lot 17. There was more discussion about the parcel.

The ANR was not endorsed and the Planning Board members agreed that they need more proof of ownership. Mr. MacEwen will return to the next Planning Board meeting in March with more documentation.

3. Public Hearing Continuation – Continued Special Permit/ Major Site Plan Review/ Stormwater Permit – Applicant: ForeFront Power, LLC; Owner: Laura Hopkins, Location: 36 Cranberry Meadow Road; Spencer Assessor's Map R12/4. The applicant is requesting a Special Permit under Section 4.8.9 of the Spencer Zoning Bylaw to install a 2.2 megawatt solar farm and Site Plan Review under Section 7.4 of the Spencer Zoning Bylaw. The property is located within the Rural Residential zoning district.

Mr. Ceppi reopened the continued public hearing.

Mr. Dell'Aquila said since we last saw the applicants they have changed the plans to incorporate the feedback from the Conservation Commission and Lenard Engineering. The plan shows that the solar array will scale back from the abutters and now they await the approval of the Storm Water Permit.

Edward Switzer, Forefront Power, was present for the meeting.

Juliet Caplinger, TRC, explained there is a big change in the plan and cut down the megawatts by half. The new plan was presented and it was showed how much they cut back from property owners, they have reduced the impact on riverfront areas, they decreased the amount of tree cutting, and reduced the area of panels to 21 percent. Mr. Dell'Aquila reminded the Planning Board that the last plans seen were above requirements and then the applicant changed them to fit the Solar Bylaw requirements, and now the applicant has further reduced the solar array to meet the needs of the Conservation Commission.

Ms. Shiver asked about the landscaping plan. Ms. Caplinger said they are farther away from the Costa Residence and there is more landscape being done so that the abutters do not see the solar array. Mr. Ceppi asked if the elevation to the Costa's is going down. Ms. Caplinger described the slope as going downward but there will be a small flat part in between. Mr. Ceppi asked what the Costa's will see out there back window and Mr. Switzer said they would need to look up in order to see the panels. Mr. Viner asked if the planting species was approved by the Conservation Commission and Ms. Caplinger said yes.

Mr. Ceppi opened the meeting to the public.

Mr. Viner asked about the panel dimensions and Mr. Switzer said they are in the back, page 504, 8 feet off the ground.

MOTION: Ms. Shiver motioned to continue to the March meeting.

SECOND: Mr. Viner

DISCUSSION: None

VOTE: 5-0

4. Public Hearing – Public Hearing: Major Site Plan Review/ Stormwater Permit Continuation – Applicant: Joseph Bartzis, Sunpin Massachusetts Opus Centrum, LLC; Owner: Joseph and Susan Foley, Location: North Brookfield Road; Spencer Assessor's Map R39/14. The applicant is requesting a Major Site Plan Review under Section 7.4 of the Spencer Zoning Bylaw to install a solar farm. The property is located within the Rural Residential zoning district.

John Henry, Beta Group, explained that at the last Planning Board meeting there were some concerns with screening and the species of plant being used for screening. Mr. Henry discussed that the only changes in the plan submitted at last meeting was the landscaping plan; sheet #10 was passed out. Mr. Henry said the plantings have been changed to reflect the native species that the Conservation Commission approve of, they have extended the screening in the southern portion of the site, the northern portion screening changed to spotty screening layout, and the proposed plantings are now outside the buffer zone to get more sunlight. Mr. Dell'Aquila explained that originally there were issues with numbers on drainage but according to Lenard Engineering they are satisfied with all the changes proposed.

Mr. Ceppi opened the meeting to the public:

Matt Blanchard, 5 Paul's Drive, asked if waivers were requested. Mr. Henry said the only waiver would be requested is for the traffic impact. Mr. Blanchard asked what about the driveway. Mr. Henry explained that during the preliminary meeting he discussed the driveway with Steven Tyler and Mr. Tyler was ok with the driveway. However, if a waiver is requested they would request one through the Highway Department. Mr. Blanchard asked why some requirements fall under the current bylaws but the applicant doesn't have to. Mr. Dell'Aquila said that in 2012 a special permit was granted and the applicant has certain rights that went with the original special permit, the previous applicant never made it to site plan review so now this applicant is going through the process, however, this site plan can't be the purest special permit. Mr. Blanchard said an acoustic study was never addressed. Mr. Henry said that in 2012 an acoustic study was done and should be on file, the transformers make the noise, but after 100 feet there is no noise. Mr. Dell'Aquila said section 4.8.9.D subsection F of the Spencer Zoning Bylaw says the information for the acoustic study. Mr. Blanchard asked why the decommissioning plan, since the developer doesn't need to adhere to the current solar bylaws. Mr. Dell'Aquila explained all solar farms need to have a decommissioning bond because it protects the town. If a contractor walks away from the project or panels are left behind the town has money to remove the arrays. Mr. Blanchard stated it's a unique project and finds it confusing that some rules were followed and some rules don't have to be.

Matt Defosse, 7 Paul's Drive, has the racking changed and Mr. Henry said no.

MOTION: Ms. Shiver motioned to close the public hearing

SECOND: Mr. Viner

DISCUSSION: Discussed the draft decision handed out by Mr. Dell'Aquila, discussed the stormwater bond, and draft conditions.

VOTE: 5-0

MOTION: Ms. Shiver motioned to approve the Major Site Plan with the following conditions with plans dated October 10, 2017 with revision dates until 2/20/2018.

Findings:

1. *The ZBA issued a special permit for this project on May 2, 2012. Under the terms of that Special Permit, the ZBA found that:*
 - a. *the proposed use was in harmony with the general purpose and intent of the zoning bylaw;*
 - b. *the proposed use will not create undue traffic congestion or impair pedestrian safety*
 - c. *the proposed use will not impair the integrity or character of the district or adjoining zones, nor will it be detrimental to the health, safety, or welfare of the neighborhood or town.*
2. *The Planning Board finds that the proposed project, as shown on the approved plans and conditioned herein, meets the objectives of Site Plan Approval under Section 7.4.8 of the Zoning Bylaw.*

Waivers:

After finding that it was in the public interest and not inconsistent with the intent and purpose of Site Plan Review (Section 7.4 of the Zoning Bylaw), the Planning Board agreed to accept the plans and application materials as submitted and waived strict compliance with the following provisions in accordance with Section 7.4.7:

- 1. Section 7.4.5.K.1 (Traffic Impact Assessment). The applicant has provided a limited traffic analysis that is sufficient for the proposed use. This facility will generate very limited traffic related to periodic maintenance.*

Additionally, it should be noted that the proposed project will clear and utilize more than 50% of the site, and also occur on slopes greater than 15%. Under the current solar bylaw, waivers would have to be requested to exceed these standards; however, given the pre-existing Special Permit from 2012, the applicant does not have to formally request waivers on those standards since a conceptual plan was approved at that time.

Conditions:**General**

- 1. The site plan that was submitted by BETA on October 10, 2017 and subsequently revised through February 9, 2018 ("Sunpin Solar Spencer Solar Facility") is herein incorporated as part of this decision. Any significant change requires re-submittal to the Board. The Town Planner shall determine if changes warrant the Board's review.*
- 2. All work authorized under this Site Plan Approval shall be in accordance with the application, supportive materials and testimony submitted by the Applicant and its representative to the Planning Board, as well as the approved plan ("Sunpin Solar Spencer Solar Facility"), dated October 10, 2017; revised November 6, 2017; revised January 23, 2018; revised February 5, 2018; revised February 9, 2018").*
- 3. Unauthorized deviations from the approved plan or failure to conform to the conditions included in this Decision may result in the Planning Board or Town Planner seeking the issuance of a Cease and Desist Order until the deviation is addressed. Violation of any condition contained herein or failure to comply with the approved plan shall subject the Applicant to a zoning enforcement action in accordance with the remedies set forth in M.G.L. c. 40A.*
- 4. If any changes are made to the approved plans which may or will alter areas subject to protection under the Wetlands Protection Act (WPA) or the Town of Spencer Wetland Protection Bylaw, or any changes in activity subject to regulations under the WPA or the Town of Spencer Wetland Bylaw, the applicant shall inquire from the Conservation Commission or its designated Agent in writing, prior to implementation, whether the changes are significant enough to warrant the filing of a Notice of Intent or amendment to any Order of Conditions. Any errors in the plans or information submitted by the applicant shall be considered changes and the above procedures shall be followed.*
- 5. The Planning Board retains its jurisdiction and the right to, on its own motion, modify, amend, rescind or revoke its approval of this Site Plan Approval after holding a Public Hearing in accordance with Chapter 40A, Section 9, when it believes that there is material noncompliance with the terms of this Site Plan Approval.*

6. *Members, Agent or other designees of the Planning Board shall have the right to enter the site at reasonable times to gather all information, measurements, photographs or other materials needed to ensure compliance with this approval. Members or agents of the Planning Board entering onto the site for these purposes shall comply with all safety rules, regulations and directives of the Applicant and the Applicant's contractors. The Planning Board may designate a Town of Spencer Official, or consultant paid for by the Applicant and reporting to the Planning Board, as Agent to act on its behalf. Other designated officials of the Planning Board shall include and not be limited to the following Town of Spencer Officials: U&F Superintendent, Highway Foreman; Conservation Agent; Zoning Enforcement Officer; Health Director; and other officials as may be designated by the Planning Board.*
7. *Litter and debris in the parking lots, landscaped and buffer areas shall be removed regularly to maintain a neat and orderly appearance. Daily cleanup and housekeeping is required for materials susceptible to wind, rain or other natural means of relocation. Other general cleanup and housekeeping shall occur weekly at a minimum.*
8. *All on-site landscaped buffer areas shall be maintained in good condition in perpetuity so as to present a healthy, neat and orderly appearance.*
9. *The Applicant shall maintain the chain link fence and screening vegetation for the life of the project.*
10. *This Site plan approval shall lapse after two years from the granting thereof if a substantial use thereof has not sooner commenced, except for good cause. Site plan approval may, for good cause, be extended in writing by the Planning Board upon the written request of the applicant.*
11. *This approval shall lapse and become null and void three (3) years from the date of approval if the construction and all site improvements shown on the site plan are not completed within said three (3) years. The Planning Board may grant extensions for good cause, upon written request of the applicant.*
12. *At least 30 days prior to the sale and or transfer of ownership of the property and/or project, the current owner of the property and/or project (or his/her/their successor or assigns) shall notify the Planning Board, in writing, as to the identification and contact information of the prospective purchaser.*

Pre-Construction

13. *Construction activity shall not commence until all required approvals and permits are obtained.*
14. *Prior to commencing construction, the applicant shall post a surety bond, cash, or other acceptable surety in accordance with Spencer Stormwater Regulations, Section 9 (hereinafter referred to as the Stormwater Bond). The form of the Stormwater Bond shall be approved by the Town of Spencer, through the Planning Board, to ensure the work is completed according to the permit, in an amount to be determined along with review from the Planning Board's reviewing engineer. Fifty percent of the stormwater surety bond shall be released when the project is rough graded in compliance with the approved plan, but the stormwater surety bond shall not be fully released until the Stormwater Authority (Planning*

Board) has issued a Certificate of Compliance. The Planning Board shall have forty-five (45) days to review bond amounts and requests for partial or full release. Additionally, any SWPPP required for the project should be submitted for review and approval by the Planning Board at least fourteen (14) days prior to the commencement of construction.

- 15. Prior to any construction the applicant and/or other project representatives are required to schedule a preconstruction conference with the Office of Development and Inspectional Services to present all required permits and approvals, recorded information, provide contractor and emergency contact information, and schedule required inspections. The applicant shall also submit an anticipated schedule of construction and documented conformance with all pre-construction requirements at or prior to said meeting.*
- 16. The Applicant shall notify the Spencer Office of Development & Inspectional Services, in writing, of its intent to commence construction at least 48 hours prior to the beginning of construction.*

Note: several additional conditions throughout this Decision are required to be addressed prior to construction. Please review all conditions carefully.

Construction (General):

- 17. From the commencement of construction, all work shall continue in an uninterrupted and timely fashion until the project is completed. Failure to so comply may be reason for the Planning Board to rescind approval of this Site Plan Approval.*
- 18. The Applicant and/or his representatives must post a 24"x 30" weather resistant sign on the premises during construction, which states the hours of operation and the phone numbers of the owner and the enforcing agencies (the Spencer Police Department and the Office of Development and Inspectional Services). This sign shall be installed prior to commencement of construction.*
- 19. Spill kits adequate to address potential hazardous materials release risks shall be kept on site at all times.*
- 20. The site shall be kept reasonably clear of construction debris and trash, and said debris and trash shall be removed periodically from the site. Debris or trash which becomes a nuisance to abutters or which blows onto the adjacent roadway shall be removed immediately upon notification by the Town or its representative.*
- 21. During Construction adequate and effective measure shall be undertaken to prevent trucks and construction vehicles from dragging soil, mud onto the public way. Sediment tracked onto public roads from construction activities shall be swept at the conclusion of each construction day, until all work areas have been properly stabilized.*
- 22. During construction, adequate provisions shall be made on-site for the parking, storing, stacking of construction and contractor vehicles and materials, as well as delivery vehicles/trucks, including off-hours, sufficient to prevent said vehicles from parking, storing, stacking on the public way.*

Project –Specific Conditions:

- 23. Primary access to the site shall be via North Brookfield Road.*

24. *Markers should be placed along the boundary of the Chalifoux property at 44 Woodside Road (Parcel R39-22-1) before construction.*
25. *The applicant agrees to remove, patch and repair any damaged pavement on North Brookfield Road resulting from this project at the conclusion of construction, if determined necessary by the Spencer Highway Superintendent to, the extent required by the Spencer Highway Superintendent.*
26. *Clearing of vegetation shall be limited to the extent necessary to construct or operate the solar facility per the Special Permit approved for the site in 2012, and also the site plan submitted by BETA revised as of February 9, 2018 ("Sunpin Solar Spencer Solar Facility"), which revised the proposed 2012 arbor vitae plantings to incorporate other local species as suggested by a list provided by the Conservation Commission. Screening landscaping shall be installed as early as is practical during the construction process. Completed landscaping shall be approved by the Planning Board or its designated Agent prior to issuance of the final certificate of project completion.*
27. *The applicant's construction site manager or supervisor shall arrange and conduct a monthly construction progress meeting with appropriate town officials. The time and location of the meetings shall be coordinated by the site manager. The frequency of the meetings can be reduced or increased as appropriate by the Planning Board or Agent.*
28. *All existing topsoil for areas to be disturbed shall be stockpiled on site and shall be surrounded with silt fence and hay bales or shall be covered with a solid woven fabric or tarp to prevent erosion or loss of usable top soil materials. The removal of topsoil from the site is prohibited. Other earthen materials shall only be removed where duly permitted by the town.*
29. *The Applicant of the facility shall be responsible for providing necessary training to Town officials in regards to the operation/emergency response for the facility prior to operation. The Applicant shall be responsible for additional training at the site to understand any new systems as technology or equipment is changed or updated.*
30. *The Applicant shall install a key lock box on site to provide access for Town emergency officials to the satisfaction of the Fire Department.*
31. *The Applicant/Owner shall submit a copy of the executed Interconnection Agreement with National Grid within 30 days of its execution, with confidential information redacted.*
32. *The Applicant shall provide contact information for the maintenance/operations company when available; the Board shall also be notified of any future change in the maintenance/operations company.*
33. *Warning signage shall be installed along the fence in accordance with all applicable laws and regulations, but not less than every 100 feet along the fence surrounding the project.*
34. *This solar photovoltaic installation shall be removed when it has which has reached the end of its useful life or has been abandoned. The owner or operator shall physically remove the installation no more than one (1) year after the date of discontinued operations. The owner or operator shall notify the Planning Board by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of:*

- a) *Physical removal of all large-scale ground-mounted solar photovoltaic installations, structures, equipment, security barriers and transmission lines from the site.*
 - b) *Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.*
 - c) *Stabilization or re-vegetation of the site as necessary to minimize erosion. The Planning Board may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.*
35. *Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, the solar photovoltaic installation shall be considered abandoned when it fails to operate for more than one year without the written consent of the Planning Board. If the owner or operator of the project fails to remove the installation in accordance with the requirements of this section within one (1) year of abandonment or the proposed date of decommissioning, the town may enter the property and physically remove the installation.*
36. *The applicant shall provide a form of surety, either through escrow account, bond or otherwise, to cover the cost of removal (net of salvage value) in the event the Town of Spencer must remove the installation and remediate the landscape, in an amount and form determined to be reasonable by the Planning Board (hereafter referred to as the Removal Bond). The proposed amount and form of the Removal Bond shall be submitted for Planning Board review prior to commencement of construction. The Board shall have 60 days for review of the proposed surety; if the proposed surety is rejected, the Board shall have 60 days to review any new proposed surety. Final surety shall be submitted prior to issuance of a building permit. The proposed surety shall be structured to reflect increases in cost due to inflation. Regardless of the form of surety or assurance, if the project is decommissioned or abandoned and the amount available is insufficient, the Town may decommission the project and place a lien on the property for the cost in excess of the surety available.*
37. *Three (3) full-size, one (1) 11"x17", and a pdf version of the full set of final plans and the final Stormwater Drainage Analysis shall be delivered to the Planning Board within fourteen (14) days from the date of this Decision.*
38. *Removed trees and stumps that are not sold shall be ground and removed off-site or used in accordance with applicable laws. Prior approval is required if wood chips and/or stump grindings are proposed for use in erosion control. Wood chips and stump grindings shall not be stored in any 100 foot Buffer Zone to any Wetland Resource Area.*

Building & Occupancy Permit/Final Completion

39. *If the Applicant wishes to obtain an certificate of final completion/occupancy permit for a phase or the entire project prior to installation of required landscaping or other stabilization and site work not otherwise covered by the Stormwater Bond, the Applicant is required to provide monetary surety, in the form of a check or cash, which upon receipt will be deposited into an interest bearing account at a local bank, for the purposes of securing the landscaping or other stabilization site work as shown on the approved site plan. The amount of the surety to be provided should be accompanied by a detailed estimate (number of plants, species, cost per plant, labor, etc.) for the proposed landscaping and/or stabilization work and should be provided at the cost that it would be to the Town, if the applicant were to fail to install the landscaping as designed.*

40. A Certificate of Project Completion for a phase or the entire project shall not be issued until:

- a) *the project engineer has submitted a written statement, with his/her seal/stamp affixed, certifying that all work has been done in accordance with the approved plans and conditions of this Site Plan Approval, and that all systems are functioning as designed,*
- b) *a construction plan “as-built” has been provided,*
 - *at a minimum final “as-built” plans shall be certified and stamped by the professional engineer of record and the submission to the Planning Board shall include original mylars, three (3) full-size sets, one (1) 11” x 17” set, and an Adobe PDF electronic file format version of the full set of “as-builts”.*
- c) *the improvements have passed inspection by the Office of Development & Inspectional Services and other relative Town departments. Phasing for these purposes requires pre-approval by the Planning Board. A Temporary Certificate of Project Completion may be granted, but shall be valid for no longer than six (6) months.*

SECOND: Mr. Butensky

DISCUSSION: Conditions were not read aloud and the Planning Board said they reviewed the conditions and are okay attaching them to the minutes. Also, the applicant previously reviewed the conditions and they have no objections.

VOTE: 5-0

5. Adoption of Minutes:

- **January 16, 2018**

MOTION: Ms. Shiver motioned to approve the minutes for 1/16/2018 as submitted

SECOND: Mr. Viner

DISCUSSION: Mr. Butensky could not vote

VOTE: 4-0

- **February 06, 2018**

MOTION: Ms. Shiver motioned to approve the minutes for 2/6/2018 as submitted

SECOND: Mr. Butensky

DISCUSSION: None

VOTE: 5-0

6. Town Planner Report/ General Board Discussion

- **CMRPC-Annual Dues for members**
- **Upcoming Solar Project**
- **Zoning Changes/ Breweries**

MOTION: Ms. Shiver motioned to close the meeting at 8:45pm

SECOND: Mr. Viner

DISCUSSION: None

VOTE: 5-0

Submitted by: Monica Santerre-Gervais ODIS Clerk

Approved by the Planning Board on: 3/20/2018

List of Documents used on February 20, 2018

Items sent to Planning Board prior to Meeting by email/ print outs:

- Agenda
- Memo emailed from Paul Dell'Aquila to Planning Board Dated 2/13/18
- North Brookfield Solar
- Updated plans and Addendum package for Cranberry Meadow Solar
- Minutes for January 16, 2018 and February 06, 2018

Items submitted at the Meeting:

1. John Henry from Beta Group handed out landscaping plan; sheet #10.
2. Lenard Engineering email dated 2/12/18, Sunpin Solar all set with changes.