

# PLYMPTON PLANNING BOARD

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**RECEIVED**

5 Palmer Road, Plympton, MA 02367

DEC 15 2015

**TOWN CLERK'S OFFICE  
PLYMPTON**

To:

John W. Norrie, Trustee

Clean Energy Collective, LLC.

Off Brook Realty Trust

361 Centennial Parkway, Suite 200

PO Box 240

Louisville, CO 80027

Plympton, MA 02367-0240

Re: Site Plan Review

Land in Plympton, MA 02367

Assessors' Map 14, Lot 2-24A

DECISION & CONDITIONS OF APPROVAL

Dear Sir:

This is to inform you that a Planning Board meeting was held December 1, 2015, at 7 p.m. with a quorum being present and the following vote was taken: on a motion made by William McClelland, seconded by Paul Rantuccio, the Board voted to "issue Site Plan Approval with conditions, under Zoning Bylaw Section 6.10 on the application of Clean Energy Collective, LLC, 361 Centennial Parkway, Suite 300, Louisville, CO 20027 with revisions by Webby Engineering Associates, 180 County Road, Plympton, MA 02367, as described at the public hearing, subject to conditions."

The Planning Board based these decisions on information and testimony provided by the applicant, the applicant's representatives, members of the public, and officials from the Town of Plympton. In the following text, the term "Applicant" as used in this decision shall mean the Applicant, its heirs, successors and assigns. The term "Board" as set forth herein, shall mean the Plympton Planning Board. The term "Town" shall mean the Town of Plympton, Massachusetts.

#### PROCEDURAL HISTORY:

On September 14, 2015, an application for Site Plan Approval in accordance with Section 6.10 of the Plympton Zoning By-laws was submitted to the Plympton Planning Board. All application materials are on file with the Planning Board at 5 Palmer Road, Plympton, Massachusetts 02367. The Board's decision is based on the following documentation and discussions:

- A set of site plans (3 sheets) prepared by Webby Engineering Associates, Inc. dated September 10, 2015 and revised November 20, 2015.

- Discussions on the application were held at the Planning Board meeting of November 9, 2015.
- Written comments from the following Town Boards and Departments:

None received.

## FINDINGS

The site consists of the installation, operation, and maintenance of a ground-mounted solar photovoltaic energy facility (the "Project"). The Project solar array field totals approximately 990 KW at 190 Brook Street is approximately 4.7 acres. The Project is zoned Agricultural-Residential on the Plympton Zoning Map. The site is currently used as a working cranberry bog adjacent to two other working bogs. The entire parcel of land totals about 24.9 acres (Map 14, Lot 2-24A).

- The Project is a Large Scale Ground Mounted Solar Facility as the generation capacity is greater than 250 Kilowatts and, so site plan review is required.
- The Site Plan shows that the Project Site is at an elevation that is generally lower than the abutting residential properties.
- The Board finds that the Site Plan with conditions imposed by this decision meets the requirements of Zoning Bylaw Section 6.10.
- The Board finds that the proposed use, as shown on the site plan, and as conditioned in this decision, is not noxious, harmful, or hazardous, is economically desirable and meets an existing need for energy production within the region, including the Town of Plympton.

## DECISION:

At the meeting of December 1, 2015, the Plympton Planning Board voted to approve the Site Plan referenced above pursuant to Section 6.10 of the Plympton Zoning Bylaws, and the following conditions. Unless otherwise stated herein, the Board may designate an agent or agents to review and approve matters set forth herein. Approval by the Board shall not be construed as approval from any other board, official or agency that is needed regarding permitting for this Project. The Board's approval is subject to the condition described below:

## PROJECT SPECIFIC CONDITIONS

This approval is subject to the following conditions:

1. Upon request the applicant, landowner and facility operator shall cooperate with the Plympton Police and Fire Departments to develop an Emergency Action Plan for the Project. All means to shut down the Project installation shall be clearly marked. The owner or operator shall identify a responsible person for inquiries throughout the life of the Project.

2. The applicant, landowner and facility operator shall maintain the Project in good condition. Maintenance shall include, but not limited to, structural repairs, integrity of the security fencing and gate, mowing and vegetation removal. Site access shall be maintained to a level acceptable to the Plympton Police and Fire Departments.
3. Clearing of vegetation on the North side of the Project shall be limited the extent shown on the plans and to clearing brush and cutting no trees larger than four inches (4") in diameter. Trees to be cut shall be marked and approved by the Planning Board. The existing vegetation within the designated buffer shall be maintained and enhanced as an effective screen throughout the life of the array.
4. Except as otherwise required by this Decision and Conditions of Approval, the project shall be developed, constructed, completed and managed in substantial conformance with the applications, plans, and supporting documentation submitted to the Board and all statements and representations made at public meetings by the Applicant and his representatives. The appropriate plans and supporting documentation submitted to the Board and all statements and representations made at public meetings by the Applicant and his representatives. The appropriate plans and supporting documentation are previously cited and incorporated by reference herein.
5. The applicant has submitted plans and made representation that specify the proposed types of uses that will occupy the site, and these specified uses are incorporated into this decision. In the event that the applicant wishes to change the use, a request to amend this decision must be filed with the Planning Board and the applicant shall demonstrate that the facility will continue to comply with the zoning bylaw.
6. Hours for construction shall be 7 a.m. to 6 p.m. Monday through Saturday, unless otherwise arranged with the Building Inspector.
7. The Applicant is to comply with all applicable Town of Plympton Board of Selectmen, Conservation Commission, Board of Health and Massachusetts Department of Environmental Protection permit requirements for the development and operation of this site.
8. Proposed signage shall be in compliance with the Zoning bylaw requirements unless relief is granted.

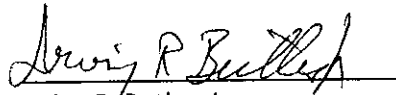
This approval by the Planning Board is conditioned upon the construction being completed by December 1, 2018. If construction is not completed by that date, approval shall automatically be terminated unless written extension request is received by the Planning Board and granted prior to that date.

Voted: 4-0-0


In favor: Butler, McClellan, Rantuccio, Anderson  
Opposed: None  
Abstaining: None  
Not Present: D'Angelo


Record of Vote:

The following members of the Plympton Planning Board vote to grant Site Plan Approval subject to the aforementioned conditions:

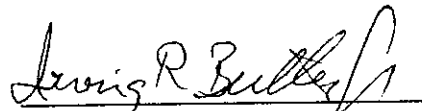
  
Irving R. Butler, Jr.

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Paul D'Angelo

  
William McClelland

  
John Rantuccio

  
Deborah Anderson

  
Irving R. Butler, Jr.  
Chairman

IRBJR/DA

Cc:  
Town Clerk  
Board of Selectmen  
Board of Health  
Conservation Commission  
Highway Department  
Building Department  
Zoning Board of Appeals