

**Wellfleet Planning Board**  
**Wednesday July 10, 7:00 PM**  
**715 Old King's Hwy, Duck Pond Room**  
**Wellfleet, MA 02667**  
**Meeting Minutes**

**Members Present:** Gerald Parent, Chair; Andrew Freeman, Vice-Chair; Alfred Pickard, Beth Singer, David Mead-Fox

**Members Absent:** Bonnie Shepard

**Others Present:** Jay Norton, DPW; Rob Bukowski, Ameresco representative; Michael Williamson, Ameresco representative; Max Lamson, TRC representative; Paul Finn, 85 Whitetail Lane resident; Gary Sorkin, Chair Energy Committee

Chair Parent called the meeting to order at 7:00PM – opened public hearing.

**Photovoltaic Array – Wellfleet Landfill, 370 Coles Neck Rd, Wellfleet, MA –  
 CONTINUED PUBLIC HEARING REGARDING APPLICATION FOR SOLAR  
 PANELS**

- Chair asked Lamson if he received a copy of the fence post betterment. Max took a copy and looked it over for the board. Chair asked if Lamson had seen the proposed landscape plan.
- Rob from Ameresco began his presentation explaining to the board where the trees will be planted around the property to help with the view for the abutting properties. There will be seven trees planted. Ameresco proposed 3 inch in diameter and six-feet tall. Paul Finn asked if it would be a tree that would survive due to lack of water. The Chair asked Finn if the number of trees were enough for him, Finn stated seven trees would work for him. Chair Parent Closed the public portion of the hearing at 7:15PM
- The board discussed the kind of trees and the size, chair Parent said he would like to see 3 inch in diameter and nine feet tall Leyland Cypress trees as they have good growth potential at that height and are able to survive the Wellfleet climate. He said he would also like the tree warden to over see this process. The board agreed that nine feet is better than the original six feet. Pickard asked if Ameresco would be placing a warranty on the trees, Williamson said there is a one-year warranty, Pickard disagreed with the one-year warranty. Williamson stated after a year the trees are outside of the leased area and Ameresco won't be responsible for the trees. Chair Parent asked Norton if the DPW would help establish the trees so that they are able to grow and stay alive, Norton agreed to help water the trees until they are established.

- The board moved on to discuss the perimeter of the landfill. The chair stated that the lease reads that Ameresco is responsible for anything inside the fence. Ameresco stated that they are not responsible for the slope. The issue was raised by Freeman about responsibility for future subsidence issues. Williamson stated during construction Ameresco will be responsible for any issues caused on the property. The lease he stated is more for after the construction is over. Freeman stated the goal is to try and avoid arguments over who's fault it will be if there is an issue. Norton stated there will be a pre-construction site walk to identify what areas might have issues and those issues will be fixed before construction begins. Norton said he still feels the perimeter still should be monitored. Williamson stated that is in their DEP permit. Mead-Fox asked if there was a monitoring schedule, Williamson explained there are scheduled site visits, Mead-Fox asked if the DPW could take part in those inspections, so everyone is on the same page.
- Chair Parent asked when construction would begin, Ameresco stated that they would like to start as soon as they can they are thinking by October. Discussion took place about who would be responsible for mowing the land until Ameresco began construction. Ameresco stated that it was understood they would begin mowing once construction began and the solar panels were in place.
- Snow removal and emergencies was the next topic to be brought up for the sight plan review order of conditions. Two locks will be put on the gate for the DPW and then a separate key for Ameresco, so both have access to the property in case of an emergency. Chair Parent asked what the procedure is when the transfer station is closed, and the system is shut down. He explained that when the DPW is out plowing Ameresco will be responsible to getting on top of the landfill and plow out. It will be documented in the order of conditions letter. Ameresco agreed with this.
- Chair Parent stated that the berm on the access road will be brought back down to the upside of the entrance gate, (within two-feet of the gate). He discussed the possibility of rain storms, like ones the town has had previously. The chair asked if they do get those storms how much rain will go over Ameresco's berms. Ameresco stated they would be happy to put in a trench or larger stone allowing the reduction of run off. They stated the road would be pitched trying to avoid erosion. Chair stated he would like to see in the order of conditions that Ameresco will fix any damage that is caused by water overflow. The construction entrance will be refreshed once the construction is over. The area will be cleaned.
- Norton stated that he would like T-Base used for the access road. (M1-11) Ameresco agreed to the use of T-Base. Singer asked about the vents in the landfill being damaged. Williamson stated that there is a ten-foot radius around most of the vents and eight feet around the others so that they are not damaged. Any access vehicles that are coming on to the property will be able to get around without damaging the vents.

- The surrounding fence was discussed. The board asked Lamson his opinion on whether adding a foot on the top of the fence would be structurally sound. Lamson thought the fence would be able to sustain the weight. Chair Parent double checked to make sure that Ameresco is responsible for the fence if the fence can't tolerate the one-foot extension. Ameresco stated they are for any damage to the fence if the town doesn't damage the fence. Pickard asked if all the maintenance will be turned over to Ameresco including the fence. It was determined that it will, and this will be added to the order of conditions.
- Ameresco will create the order of conditions document and will update and supply the board with new road profile maps. The chair stated he will need them for the board's files. Chair asked Lamson if there was anything the board didn't cover. Lamson stated he was concerned with screening for an abutter, and was it addressed at a meeting. Ameresco stated there is a big depression in the land, and that this wasn't a possibility at this time due to cost. The board has not heard from this abutter. Freeman asked if the selectboard had public hearings when the lease was drawn up and signed. Mead-Fox said it was more of a public forum with a great public turnout.
- **ORDER OF CONDITIONS:**
  - 1. Seven Trees to be planted 3 inches in diameter and 9 feet tall with a one-year warranty.**
  - 2. Town will not plow or guarantee access of snow removal when the transfer station is closed or after hours.**
  - 3. Town of Wellfleet and Ameresco will have separate locks to the transfer station gate to have twenty-four-hour access to the solar panels.**
  - 4. The water berm to be brought sloped down to two feet inside the gate opening for drainage.**
  - 5. Installing two to three-inch stone at the entrance gate of the access road; T-Base to be used on the access road (M1-11-0) Mass spec**
  - 6. Fence to be maintained by Ameresco unless damage caused by the town.**
- The board asked Ameresco to amend their application that include this order of conditions at their next meeting on July 17<sup>th</sup> and they would approve the application at that time.

#### **Policy Change for Videotaping**

- Discussion of the email from the town administrator regarding the selectboard change to their policy to have all meetings taped. The board asked Eldridge to write a letter on its behalf stating it is still unanimous to have their meetings not taped.
- **Pickard moved to have a letter reiterating their original vote standing strongly to not have their meetings taped. Mead-Fox seconded the motion, motion carried 5-0**

**Meeting adjourned 9:10pm**

