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AMESBURY CITY CLERK

## PLANNING BOARD DECISION

*Property Ownership:* **1. Waste Management Disposal Services of Massachusetts, Inc. (WMDSM), C/o Stephen Joyce, 4 Liberty Lane West, Hampton, NH 03842**

*Applicant:* **Hunt Road Solar, LLC, 88 Black Falcon Avenue, Suite 342, Boston, MA 02210**

*Application Type:* **SITE PLAN REVIEW**

*Project:* **Solar Photovoltaic (PV) Facility – Renewable Energy Development Overlay District (REDD)**

*Location:* **56 South Hunt Road, Amesbury, MA 01913**

*Date:* **February 23, 2015**

### **A. BACKGROUND**

On or about 11/10/2014, the Planning Board of Amesbury (“Board”) received an application from Rayo B (the “Applicant”) for a **Solar Photovoltaic (PV) Facility** in the **Renewable Energy Development Overlay District (REDD)** and pursuant to the provisions of **Section XI.10.S of the Amesbury Zoning Bylaw** ( the “Bylaw”) for a six (6) Megawatt on an existing Landfill located at 56 South Hunt Road in Amesbury MA. The plans were initially drawn on 11-06-2014 and last revised on 02-02-2015 by Tighe & Bond, Inc., 53 Southampton Road, Westfield, MA 01085 and submitted by Briony Angus on behalf of the Applicant.

The Board held the initial public hearing on 12-08-2014. The public hearing was closed on 02-23-2015 and a decision was rendered on the application on 02-23-2015. This is the Site Plan Certificate of Approval of the Board (“Decision”).

**B. FINDINGS**

The Board relied upon the last revised Site Plans and accompanying application with technical documents to make the following findings under Section XI.C and Section XI.S.10:

1. The Project is located in the Renewable Energy Development Overlay District (REDD) and the specific use is in an appropriate location for the proposed use;
2. The Project requires additional permit approvals from State Agencies, including not limited to, MassDEP Post Closure Use Permit under 310 CMR 19.143 and NPDES Construction General Permit from the EPA before this Site Plan Approval can become final;
3. The proposed use consists of about 19,200 solar modules rates at 310W or equivalent for a total output capacity of approximately 5,900 kW;
4. The use is not expected to create or become a nuisance;
5. The revisions made to the proposed Site Plan and accompanying technical documents will allow proper operation and maintenance of the facility and the use;
6. If constructed and operated as per approved plans and as per design and construction standards, the facility shall have minimal visual, safety or environmental impacts;
7. The Site Plan has been revised to provide adequate access and circulation for fire and emergency service equipment. The Final Emergency Response and Access Plan needs to be updated and endorsed by the Fire Department before this criteria is fully met;
8. The existing tree and vegetation beyond the limit of work provides adequate screening and buffers to adjoining residential properties. Provided these buffers are maintained during the life of this facility and until it is completely removed, the facility will have

minimal visual intrusion and the existing tree line will serve as visual buffer to residential uses;

9. The Board's peer review consultant has determined that the stormwater system has been adequately designed. The Board will require the proponent to submit final LTPPP and the SWPPP for review before it can be established that the facility will not have any adverse impact due to stormwater discharge or due to erosion during construction and post construction; and
  
10. The Board has been presented with drafts and other documents pertaining to financial surety and utility interconnections. In order to establish full compliance with the performance standards under the Bylaw, the Board will require final action on other permits and review of pertinent documents before any application for building permit can be made by the proponent.

### **C. GRANT OF PERMIT AND CONDITIONS THERETO**

After public hearing, upon notice in accordance with the statute, and after full consideration of the evidence presented, and upon the findings made by the Board and hereinafter set forth, a Site Plan Approval for a Solar Photovoltaic (PV) Facility in the Renewable Energy Development Overlay District (REDD) at 56 South Hunt Road in Amesbury, MA is granted to the Applicant for the premises described in the application, further upon the conditions that follow:

#### **I. GENERAL AND IN PERPETUITY CONDITONS**

1. Existing vegetation and tree cover – The existing tree lines and vegetation beyond the limit of work shall be maintained for the life of the facility and until it is removed permanently. No portion of the area outside of the limit of work and not within the landfill area shall be disturbed and shall remain in its natural state. No other use of said portion on the subject parcel shall be allowed without a new application or a written request for modification of the approved Site Plan;
2. Access Roadway and Interior Road network – All access roads and interior circulation areas shall remain private and the City of Amesbury shall not be responsible for its maintenance or for snow removal;
3. Signage and Advertising – No signage or advertising or other displays have been proposed by the proponent. The Board’s decision shall not allow any signage, displays or advertising or other visual identifications without a written request to the Board and final approval by the Board;
4. Construction Observations - The Board shall retain the services of its inspectional engineer and a wetlands scientist or equivalent to ensure that the improvements, including but not limited to, stormwater system and access roads are completed as per approved plans. The proponent shall establish an inspectional services account prior to any disturbance on site with the Planning Board;

5. **Repair and Cleanup:** The existing roadways shall be kept clean of all earth materials during the construction phase. Any damage to public roads and walkways shall be repaired and/or replaced to the satisfaction of the DPW Director and City Engineer;
6. **As-Built Plans–** The Applicant shall submit plans to the Board for review and approval as required by DPW with a certification from a Professional Engineer registered in the Commonwealth of Massachusetts that the RoW improvements "As-Built Plan" complies in all substantive respects with this Decision. The final Certificate of Completion shall be issued only after the Final As-built has been approved by the Board and its agents;
7. **Modifications:** The Project shall be built as per approved plans, details, solar module configuration and total capacity. Any changes made to the layout or other details prior to requesting a building permit shall be submitted to the Board 45 days in advance of making a request for a building permit. Other field changes shall only be made after approved by the Board. All modifications to the approved Site Plan shall be allowed pursuant to the provisions of Section XI.S.12 of the Amesbury Zoning Bylaw; and
8. Any and all provisions of the Amesbury Zoning Bylaws shall remain in full force and effect unless waived in writing by the Board.

## **II. PRIOR TO ANY DISTURBANCE ON SITE**

Prior to any disturbance on site, the Applicant shall file pertinent documents with the Board and all other relevant public agencies consistent with this Decision for review and shall have completed the following actions:

1. **Recorded Copy** - A copy of this Decision as recorded at the Essex Registry of Deeds shall be submitted to the Board;

2. Recorded Plans - A copy of the set of Final Plan, signed by the City Clerk and recorded at the Essex Registry of Deeds shall be submitted to the Board and to the Building Inspector;
3. Emergency Response and Access Plan (ERP) – Prior to any disturbance on site, the Final Plan shall be submitted along with a letter from the Fire Department/Emergency Management officials confirming that the Plan is acceptable to these officials. The Emergency Response Plan to include the following – Identification of Solar PV Array Rows numbering system (Tighe and Bond - Memorandum 12/29/2014)
4. Stormwater Management – Prior to any disturbance on site, Final site and construction details associated with approved access ways and site plan layout shall be subject to final review and approval by city staff and the Board’s consultant. Prior to any land disturbance or start of any construction activity on site, the following shall be submitted for review and approval by the City:
  - a. The illicit discharge compliance statement shall be signed and submitted;
  - b. Final Stormwater Pollution Prevention Plan (SWPPP) shall be submitted;
  - c. Long Term Pollution Prevention Plan (LTPPP) shall be submitted; and
  - d. Final O&M plan that includes stormwater management maintenance requirements for access roads, culverts etc., shall be submitted along with acknowledgement from proponent to carry out the obligations listed therein.
5. Snow Removal –The ERP shall be updated as necessary to clearly identify the protocol for snow plowing, removal and snow storage. The ERP shall specifically indicate that the turnaround areas shall not be used for snow storage. Further, the ERP shall indicate responsible entity for emergency accessibility maintenance. The stormwater Operation and Maintenance Plan shall be updated to provide additional details on the removal of snow around access panels for emergency purposes. The O&M Plan shall also outline the requirements for removing snow from access roads after a specific threshold (for amount of snow received in any one snow event) has reached and the proper removal of accumulated snow. Temporary snow storage areas shall be identified on the plan.

6. Other permits – No activity related to construction associated with the proposed use shall be allowed until DEP has issued a Post Closure Use Permit for this landfill in connection with this proposed use on the existing landfill. This includes, but is not limited to, the stormwater management plan and post closure monitoring plan. Any changes due to other local, state or federal permits to the site plan set approved by the Board shall be submitted to the Board for review and final approval and any modifications to the conditions of approval. All conditions of said permit(s) shall be conditions of approval by reference herein and any violations thereof shall be deemed violations of the Board’s decision. Final copies of all non-local permits, including but not limited to, MassDEP Post Closure permit, NPDES permit shall be submitted to the Board for record;
7. National Heritage and Endangered Species Program (NHESP) – The conditions required by NHESP letter dated 12/10/2014 are included herein and hereby made part of this decision. Copies of all monitoring reports required by NHESP should be provided to ACC and Planning Board. Additionally, the Board shall authorize the ACC to retain the services of a qualified biologist (to be reimbursed by the applicant) to oversee the work and provide regularly scheduled monitoring reports.
8. XI.S.5.3 - Compliance with Laws, Bylaws & Regulations: Prior to start of any construction activity on site, the applicant shall provide details on actual construction of layout of cables connecting panels to each other and to the inverters and transformers. The general location of the overhead cables connection to NGrid power lines should be clearly marked on the final plans.
9. XI.S.5.7 - Utility Notification: Prior to start of any construction activity on site, provide copy of application made to NGrid and documentation from them that it can and will connect the proposed customer-owner generator into its power grid. A copy of the Interconnection Agreement shall be submitted to the Board prior to start of any construction activity.

- 10. X.I.S.7.k.iii - Technical Documentation: Prior to start of any construction activity on site, details shall be submitted by the applicant along with supporting documents and calculations used for the design of the solar facility in order to reach the nameplate capacity of the proposed facility for review and approval by the Building Department.
- 11. X.I.S.7.k.iv - Structural drawings: Prior to start of any construction activity on site, the applicant shall submit for final approval, including but not limited to, engineering drawings for foundations and structures with a report from a registered PE showing that the installation of all structures for the proposed solar facility shall be in accordance with the most recent version of the State Building Code. The Building Department and other Public Safety officials may require additional technical information and plans to ensure public safety.
- 12. Final Documents – All documents that were submitted as draft or are required by this Decision along with final Plans shall be submitted for review and approval a minimum of forty-five (45) days in advance of making application for a building permit. This approval of the Site Plan shall not become final until the Board has issued a letter to the proponent in writing and indicating that the all documents have become final.

*Chair, Amesbury Planning Board*



**EXHIBITS**

- a. Exhibit 1 – Revised Site Plan Set dated 2-2-2015
- b. Exhibit 2 – Project Description (from Site Plan Review Application, Nov 2014)
- c. Exhibit 3 – Major Project Components (from Site Plan Review Application, Nov 2014)
- d. Exhibit 4 – Emergency Response and Action Plan, Revised Dec 30, 2014

## Section 1

### Project Description

The proposed Hunt Road Solar Project (herein referred to as "the project") includes construction of a solar photovoltaic (PV) array with a direct current (DC) nameplate generating capacity of approximately 5.96 megawatts (MW) on the former Hunt Road Landfill. As proposed, the 5.96 MW ground-mounted solar array will occupy approximately 28.3 acres of the 64.9 acre landfill. The approximately 172 acre parcel (Parcel ID 95-5) is currently owned by Waste Management Disposal Services of Massachusetts, Inc. (WMDSM), a subsidiary of Waste Management of North America, Inc. (WMNA). Hunt Road Solar LLC (Hunt Road Solar or "Proponent"), WMDSM have fully executed a long-term ground lease to install, test and commission, operate and maintain, and ultimately decommission the solar PV array.

Specifically, the landfill is located at 42° 49' 58.64" N and 70° 57' 44.49" W and is bounded by Hunt Road to the north and heavily wooded areas to the south, east, and west of the project site, which buffer the landfill from the residential properties located along Buttonwood Road, Hunt Road, and Bartletts Reach. Interstate 495 runs roughly parallel with the northern boundary of the site, approximately 600' due north. The Merrimack River is approximately 1,600' south of the southern boundary. Access is currently provided via S. Hunt Road. A USGS Site locus figure, Priority Resource Figure, and orthophotograph of the area are provided in Appendix A. A photograph layout of the project site is provided in Appendix G.

The proposed solar PV array requires Site Plan Review approval pursuant to Section XI.S.5 (Solar Energy Facilities) and Section XI.C (Site Plan Review) of the City of Amesbury Zoning Ordinance (adopted 2012). The project was developed in compliance with all provisions and requirements of the Zoning Ordinance of the City of Amesbury as a "Solar Energy Facility" allowed by Site Plan Review in the Renewable Energy Development Overlay District (REDD). The project parcel is located in both the Industrial (I) and Residence 80 (R80) Zoning Districts. It is anticipated that the boundaries of the REDD Overlay District will be extended to the R80-zoned portion of the project parcel by the Amesbury City Council, who is expected to vote on the matter on November 18, 2014. As discussed during the October 27, 2014 Pre-Application Meeting with the Planning Board, the Proponent is submitting this Site Plan Review Application with the assumption that the proposed zoning amendment to extend the boundaries of the REDD Overlay District to the entire parcel will be approved. The Proponent understands that the Planning Board cannot issue a final decision on the Site Plan Review Application until the zoning amendment is approved by the Amesbury City Council. Figure 4 provided in Appendix A depicts the area in which the zoning amendment is proposed.

This application has been prepared in response to the Site Plan Review requirements of Sections XI.S (Solar Energy Facilities) and Section XI.C (Site Plan Review). The application includes a narrative discussion of how the proposed project complies with the Development and Performance Standards established in Section XI.C.8 and XI.S.8 and the Site Plan Review Criteria outlined in Section XI.C.7 and XI.S.9 of the City's Zoning Ordinance.

As shown on Sheets 7-11 in Appendix B, the project will comply with the 50' minimum front and side setbacks per Section XI.S.2 of the City's Zoning Ordinance. It is assumed

that since a rear setback is not established in Section XI.S (Solar Energy Facilities) that the requirements of the underlying zoning district, Residence 80 (R-80), applies. The project also complies with the 80' minimum rear setback as the closest solar panel is approximately 185' from an abutting property boundary. The project does not propose any vegetation clearing to conform to the vegetative screening requirements pursuant to Section XI.S.2.b. The existing gravel access road extending from S. Hunt Road will continue to be used for site access to the landfill in addition to two proposed crushed stone internal roads that will connect the existing access road to the equipment pads. In total, the project will occupy approximately 1,233,415 sf or 28.3 acres of the site. No work activities will be conducted outside of the limit of work. The limit of work for the project is shown on Sheets 7-11 of the Site Plans in Appendix B.

The selected location for the solar facility is ideal for this purpose. A capped landfill, when closed with oversight of the Massachusetts Department of Environmental Protection (MassDEP), is limited in potential post-closure uses. However, MassDEP has recognized the potential of these sites for the development of solar arrays, which can be constructed with little or no impacts to the landfill and landfill capping system. A list of solar projects on landfills that are in operation or under development in Massachusetts is provided in Appendix J. There are few other suitable post-closure reuse opportunities for landfills that provide the benefits that large-scale solar generating facilities offer. The project will result in minimal alteration of the site as the project does not propose any vegetation clearing, vegetation management practices will remain the same, and no disruption of the landfill cap will occur.

## Section 2 Major Project Components

Major project components of the system to be installed at the landfill include solar panels, mounting substrates, system foundations, wiring and connections, power inverters, service and metering equipment, and interconnection with the utility. A minimum 10' clearance between the existing gas vents and the solar panels is proposed to facilitate future maintenance. Refer to the Proposed Site Plans, Sheets 7-11, and Details, Sheets 12-13, of the Permitting Plans provided in Appendix B for racking system and panel component diagrams. A schematic electrical one-line diagram and racking system details is provided in Appendix C.

The following table presents a summary of the details of the solar array.

**TABLE 2-1**  
Solar System Summary

<b>SYSTEM SUMMARY</b>	
System Size:	5,960 kW <sub>(DC)</sub>
Mounting System:	Game Change Pour In Place™ Ground Mounting Racks, or equivalent
Photovoltaic Modules:	(19,224) 310W Solar Modules, or equivalent
Inverters:	(6) SMA-750CP inverters, or equivalent
Transformer:	(3) 1,500kVA transformers, or equivalent
Tilt Angle:	25°
Azimuth:	180° (South = 180°)
Data System:	Not specified as this time.

### 2.1 System Equipment

#### 2.1.1 Photovoltaic Equipment

Sheets 7 - 11 in Appendix B depict the layout of the solar arrays. The system will consist of approximately 19,224 310w Solar Modules (or "panels") in a portrait orientation. The panels will be arranged in groups of four measuring 13 feet long by 5.75 feet wide. The height of the solar PV panels is approximately 65.56" in the rear and 24" in the front. Refer to the Solar System Dimensions Figure (Figure 6) provided in Appendix A for additional details.

#### 2.1.2 Rack System & Foundation

As proposed, GameChange Racking is the mounting system manufacturer for the solar array. The rows of Game Change racks will run approximately east-west. Information on the Game Change Racking system is included in Appendix C. The panels will be mounted at a fixed 25° angle facing south. The rows of racks will be spaced approximately 7 feet apart, to reduce shadow impacts and allow for cap and solar system maintenance. There is one existing gravel access road running east to west across the landfill to allow for future maintenance of the system. As proposed, two new

internal access roads will be constructed to connect the existing gravel access road to the three equipment pads.

The rack foundation will consist of cast in place ballast blocks, each with two posts to support the racking system. The ballast blocks will be oriented north-south, perpendicular to the axis of the rack rows. The 6 feet by 1.53 feet ballast blocks will be cast in place. Crushed stone or crushed, uncoated aggregate base course (ABC) may be used as needed to assist in the leveling of the posts within the ballast prior to placement of the concrete. The existing grass will remain in place and the ballast and/or crushed stone will be placed on the grass surface. The amount of crushed material shown on the drawings and details in on Sheet 12 varies based on the amount of ground surface undulation and slope occurring where the ballast blocks are to be installed.

Details depicting the proposed interface between the solar system and the landfill cap are included on the Site Layout drawings located in Appendix B and details depicting the proposed racking system are located in Appendix C. Although the specifications for the Game Change system in Appendix C indicates that posts may be driven into the ground, no penetration of the cap will be permitted at this site, and all equipment will be ballasted.

### **2.1.3 Cable Conduit and Utilities**

Each row will have an integrated combiner and disconnect switch into which the panel wiring feeds into. From the combiner box, energy will be transmitted to one of six SMA-750CP inverters on equipment pads located on the landfill. Cable trays will be used to support the conduit above the landfill surface from the arrays to the equipment pad.

# EMERGENCY RESPONSE PLAN

Hunt Road Landfill Solar Facility

South Hunt Road, Amesbury, MA

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In the case of an emergency, responders will access the Solar Facility from the north where there is a gated access point at South Hunt Road. A Knox box will be installed at the entrance gate during construction to provide the Fire Department with access to the site. Follow the access road until the end where the electrical equipment and disconnects are located. Responders can readily access the electrical equipment, which is located adjacent to the access road. The location of the electrical equipment will be clearly marked from the gates and the disconnect switch will be clearly labeled.

The internal access roads that provide access to the equipment pads and the associated turn-arounds have been designed to accommodate a one-ton chassis for an off road fire truck and ambulance. Four aisles between the solar photovoltaic (PV) panel rows are 12' wide to allow further access within the solar array in the event of an emergency. The existing access roads on the site will provide access for the pumper truck in support of an ambulance in the event of a cardiac call.

A numbering system will identify individual rows of the PV panels to assist emergency responders with finding a specific location in the event of an emergency. Row labeling will be shown on as-built drawings to be provided to the Fire Department.

The emergency response plan will be filed with local emergency responders and updated as necessary. Emergency response information may also be posted on the access gates. Contact information is included below.

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## **24-hour Emergency Contact:**

Emma Kosciak  
88 Black Falcon Avenue, Suite 342  
Boston, MA 02210

*Revised December 30, 2014*

Phone: (617) 951-0413

Fax: (617) 542-4487

**Waste Management Disposal Services of Massachusetts, Inc.  
Contact:**

Stephen Joyce  
4 Liberty Lane West  
Hampton, NH 03842  
Phone: (603) 929-5444

**City of Amesbury Police Department: In emergency dial 9-1-1**

City of Amesbury Police Dept.  
19 School Street  
Amesbury, MA 01913  
(978) 388-1212

**City of Amesbury Fire Department: In emergency dial 9-1-1**

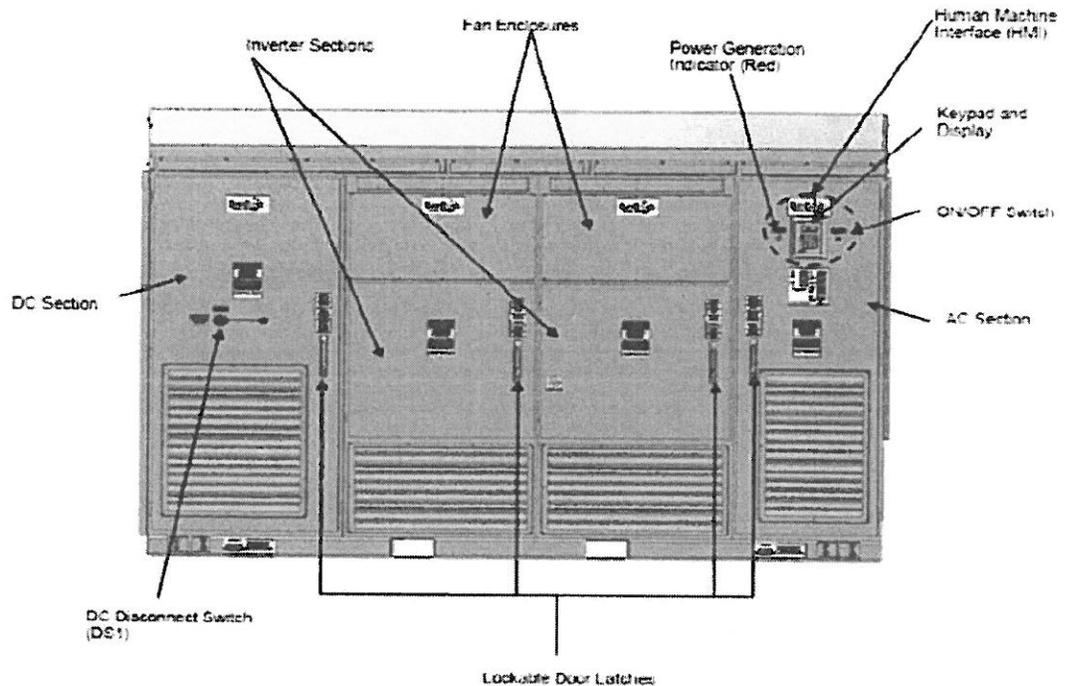
City of Amesbury Fire Department  
17 School Street  
Amesbury, MA 01913  
(978) 388-1333

**Emergency Shut Down Procedure:**

In an emergency situation the ON/OFF switch on each inverter should be manually turned to the OFF position. This will internally shut off both the AC and DC switches inside the inverter. After the system has been turned off the DC Disconnect Switch labeled DS 1 should be turned off and a lock should be placed on it to keep it from being reenergized.

Now that the system is off, follow normal shut down procedures below to turn off remaining closed switches.

*Revised December 30, 2014*



## Simple System Shutdown and Startup Procedures

Any work done on solar electric system must be approved in writing by Hunt Road Solar, LLC and performed by an authorized electrician. To work on the DC side of the solar system when the system is running properly or to reset the inverter, use the following steps to shut down and restart the system.

### Inverter Shutdown

Use the following procedures for system shutdown.

- Turn off the ON/OFF switch on the inverter
- Turn the DC disconnect off
- Turn the AC disconnect off
- Install lockout devices on the disconnects
- Turn off DC-Fused Combiner Box switches

### Inverter Start / Restart

Use the following procedures for system start-up and restart:

- Turn on DC-Fused Combiner Box switches after verifying the following:
- Inverter is off
- The AC and DC disconnects are off

*Revised December 30, 2014*

- Remove any lockout devices on AC and DC disconnects
- Make sure all combiner fuses are closed
- Close the AC disconnect
- Close the DC disconnect

After a short initialization period, the inverter will transition to "waking up" provided that the PV voltage is greater than the PV voltage start set point. After another short period (typically 5 minutes) the system will start up. The inverter cuts itself off when either AC or DC power is removed. It is best to remove both sources of power and you must do this before attempting to service the unit.

## **SITE SAFETY PROCEDURES**

### **GENERAL WARNINGS!**

- The equipment contains lethal AC and DC voltages!
- Site access is intended for authorized personnel only!
- These servicing instructions are for use by qualified personnel only!
- Equipment is supplied from multiple sources!
- The inverter contains energy storage devices that require 15 minutes to safely discharge lethal voltages!

### **DO NOT VIOLATE SITE SAFETY AND OPERATION PROCEDURES**

The installation, adjustment, repairs or testing of the Photovoltaic System involves possible contact with potentially lethal voltages and currents. No attempt to install or service the system should be made by anyone who is not qualified, trained technician familiar with power electronic equipment.

### **Hazardous Locations**

The following are deemed hazardous locations:

- Inverters and Disconnects: For hazardous locations within the inverter, refer to the Inverter Operations and Maintenance Manual.
- Vicinity of the Solar Electric Photovoltaic System.
- Field wiring and all electrical boxes associated with the system.

### **Precautions While in the Vicinity of the Solar Electric System**

- Safety glasses and electrical insulating gloves must be worn when handling or working near the array, modules, electrical boxes, or wiring.
- It is recommended to always have at least two persons present when working on the array or handling modules. Do not attempt to service or adjust unless another person capable of rendering first aid and cardiopulmonary resuscitation (CPR) is also present.

*Revised December 30, 2014*

- Any accidents should be immediately reported to a Supervisor, who should then report to Hunt Road Solar, LLC.
- The Photovoltaic Modules are made of glass and can be broken. Dropping or banging the modules may cause them to break, as may impact with sharp, hard or heavy objects. Along with electrical hazard, sharp edges or broken glass can cause injury. Be careful not to break modules and take care to properly handle and dispose of modules if they are cracked or broken.
- Any crack in the module can expose the person touching it to the full voltage and current of the array. If the module is wet, touching a cracked module anywhere may expose the person to the full voltage and current of the array. Do not touch the modules when they are exposed to the sun without wearing electrical insulating gloves. Do not touch a wet, cracked module without wearing electrical insulating gloves.
- A module may contain an unknown crack or connector failure at any time. Do not touch, handle or carry any wet module without wearing electrical insulating gloves.

*Revised December 30, 2014*







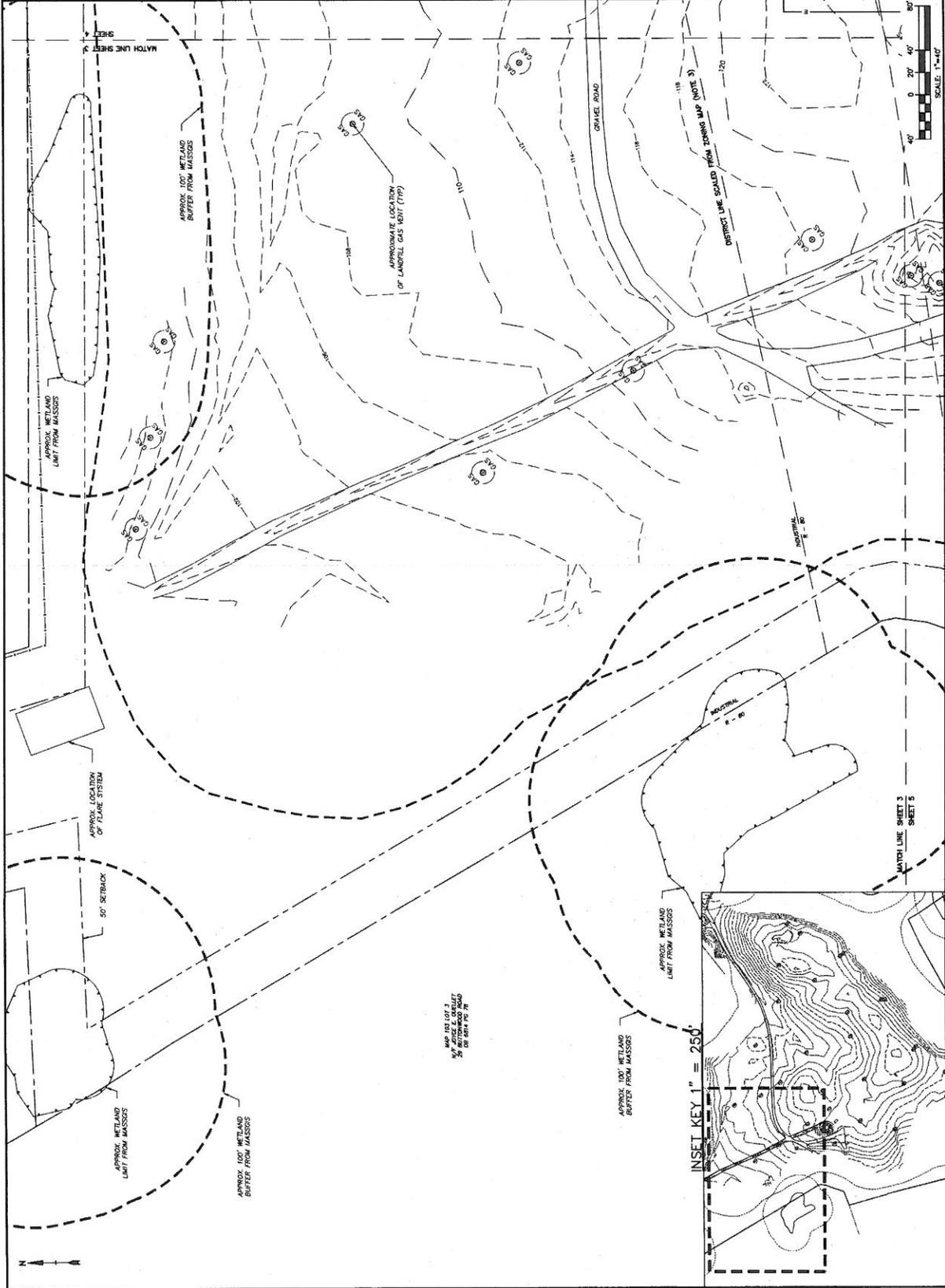
**Hunt Road Solar LLC**  
**Hunt Road Solar Landfill Solar Project**

Amesbury, Massachusetts

PERMIT SET  
 NOT FOR CONSTRUCTION

1	DATE	10/15/15
2	DESCRIPTION	PERMIT SET
3	BY	W. J. BOND
4	DATE	10/15/15
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11	DESCRIPTION	PERMIT SET
12	BY	W. J. BOND
13	DATE	10/15/15
14	DESCRIPTION	PERMIT SET
15	BY	W. J. BOND

EXISTING CONDITIONS  
 SITE PLAN - NORTHWEST  
 SCALE: 1"=40'  
**SHEET 3**



MAP 101 101.3  
 W. J. BOND  
 25 OCT 15 10:15 AM

**Tight & Bond**  
 Consulting Engineers  
 www.tightandbond.com



2-2015

**Hunt Road Solar LLC**

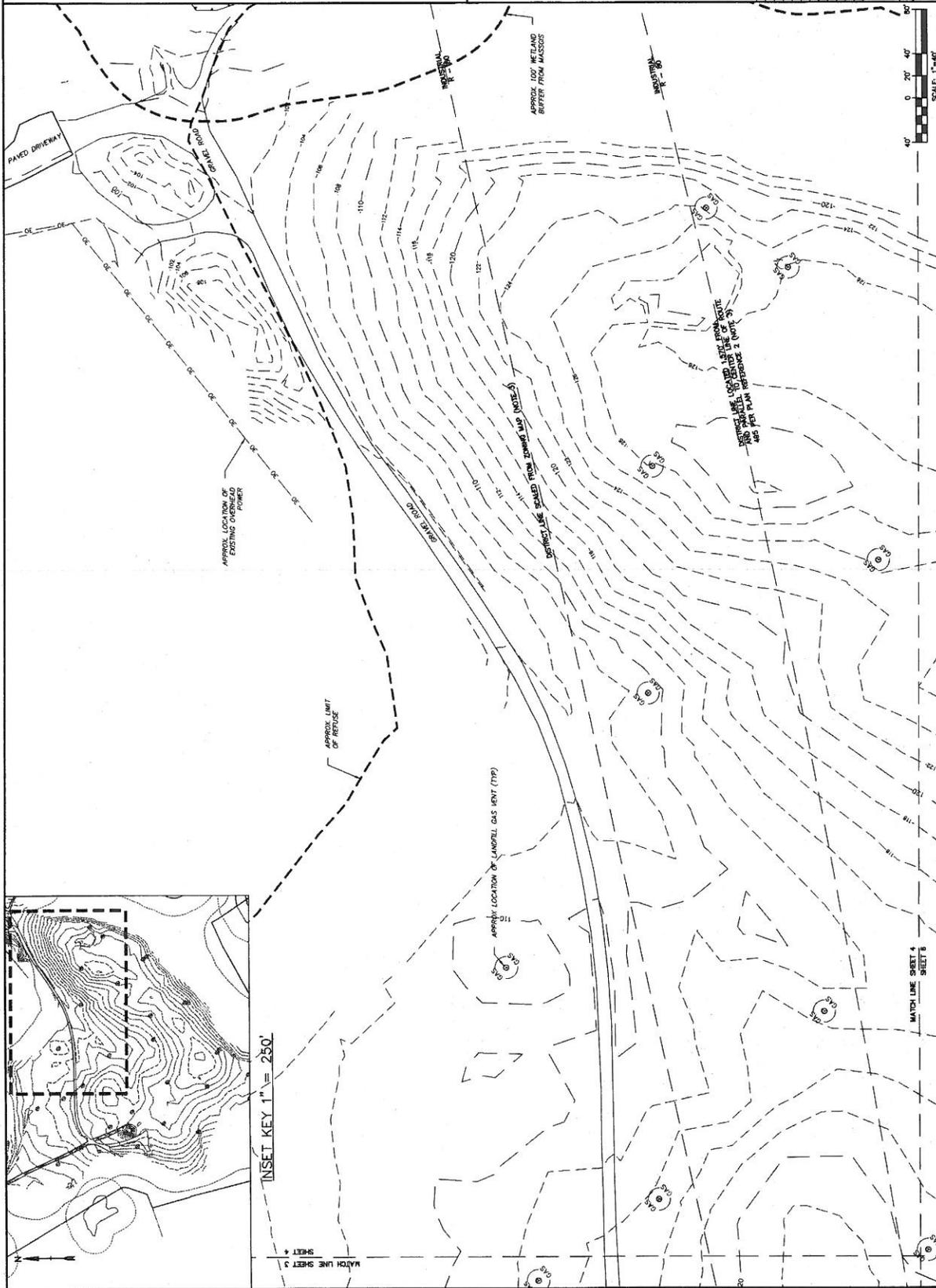
**Hunt Road Landfill Solar Project**

Amesbury, Massachusetts

PERMIT SET  
 NOT FOR CONSTRUCTION

1	2015	Revised for Public Comments
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88	2015	Revised for Public Comments
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96	2015	Revised for Public Comments
97	2015	Revised for Public Comments
98	2015	Revised for Public Comments
99	2015	Revised for Public Comments
100	2015	Revised for Public Comments

EXISTING CONDITIONS  
 SITE PLAN - NORTHEAST  
 SCALE: 1"=40'  
 SHEET 4



Small text at the bottom of the page, likely a disclaimer or copyright notice.



2-2-15

**Hunt Road Solar  
 LLC**

**Hunt Road  
 Landfill Solar  
 Project**

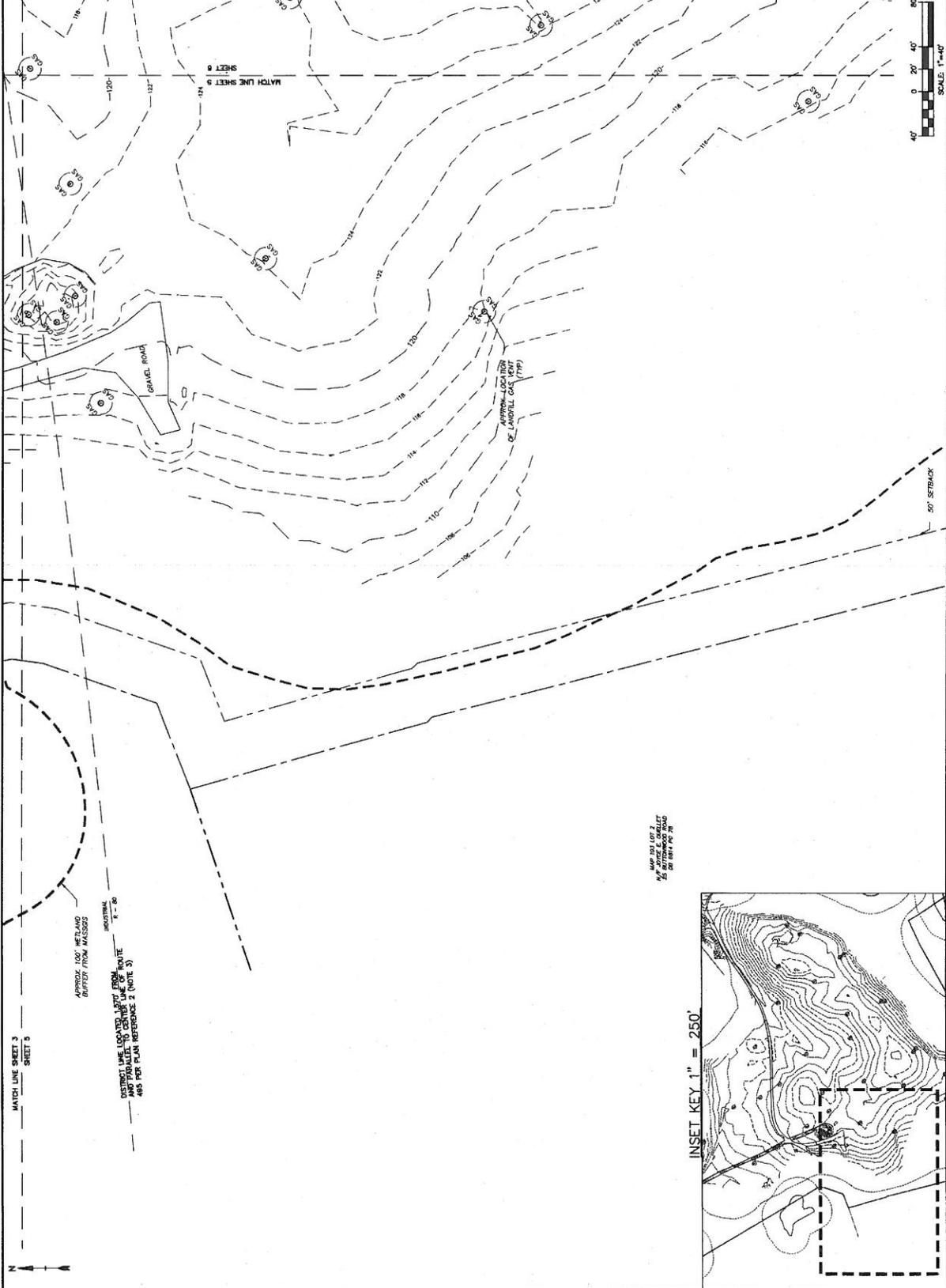
Amesbury,  
 Massachusetts

PERMIT SET  
 NOT FOR CONSTRUCTION

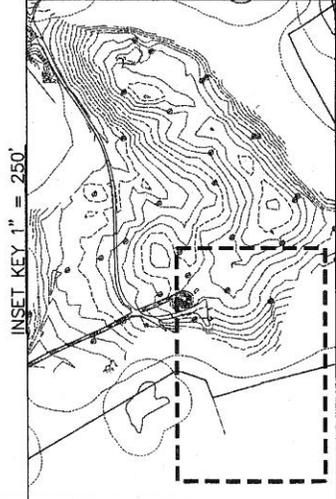
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EXISTING CONDITIONS  
 SITE PLAN - SOUTHWEST

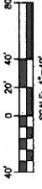
SCALE: 1"=40'  
 SHEET 5



MAP IS NOT TO BE USED FOR CONSTRUCTION OF ANY ROAD OR OTHER STRUCTURE.



INSET KEY 1" = 250'



SCALE: 1"=40'

SHEET 5





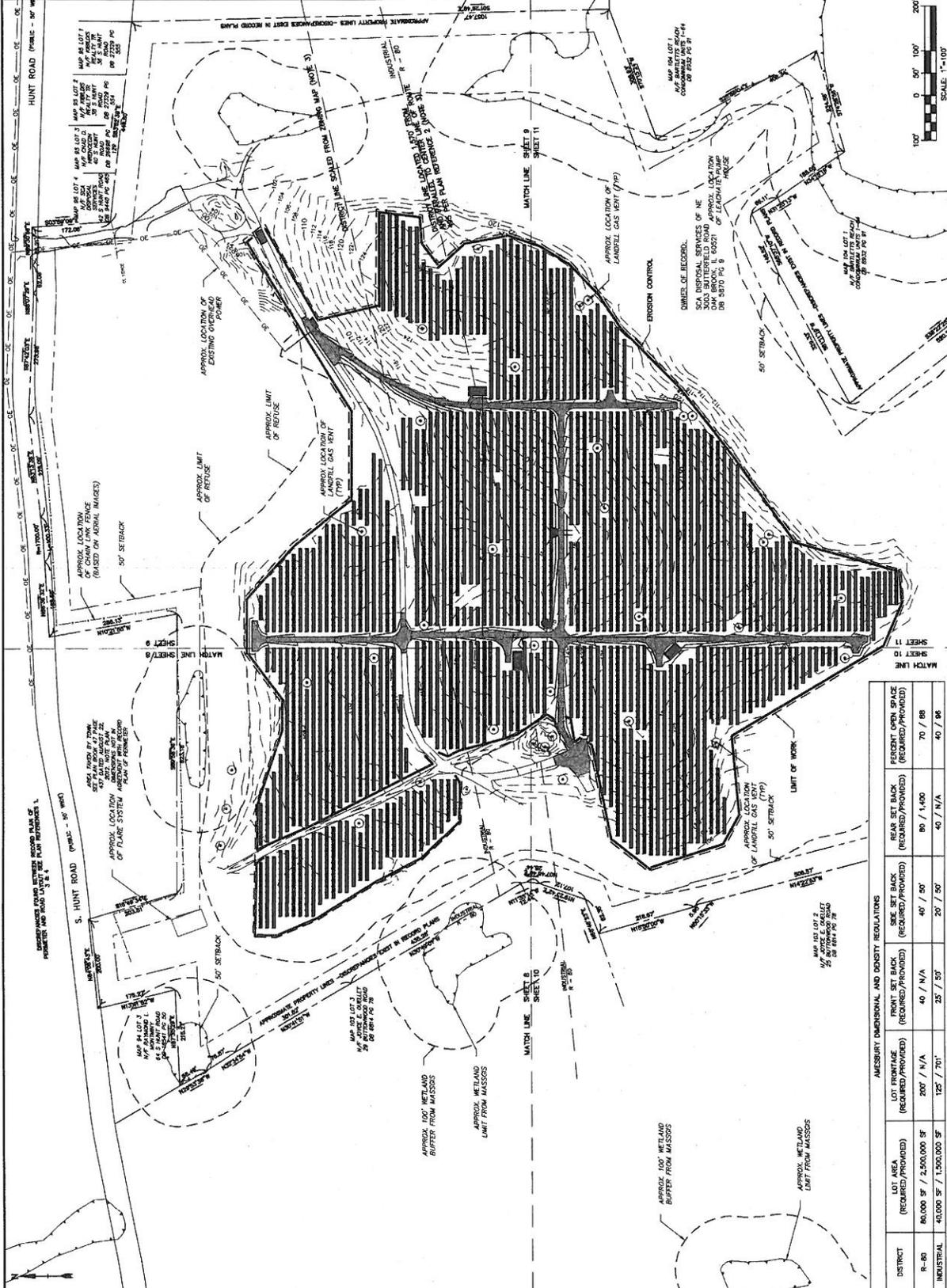
**Hunt Road Solar LLC**  
**Hunt Road Landfill Solar Project**

Amesbury, Massachusetts

PERMIT SET  
NOT FOR CONSTRUCTION

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AMESBURY DIMENSIONAL AND DENSITY REGULATIONS						
DISTRICT	LOT AREA (REQUIRED/PROVIDED)	LOT FRONTAGE (REQUIRED/PROVIDED)	FRONT SET BACK (REQUIRED/PROVIDED)	REAR SET BACK (REQUIRED/PROVIDED)	REAR SET BACK (REQUIRED/PROVIDED)	PERCENT OPEN SPACE (REQUIRED/PROVIDED)
R-80	80,000 SF / 2,500,000 SF	200' / N/A	40' / N/A	40' / 50'	80' / 1,400'	70' / 88
INDUSTRIAL	40,000 SF / 1,500,000 SF	125' / 70'	25' / 50'	20' / 50'	40' / N/A	40' / 85







2-2-15

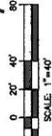
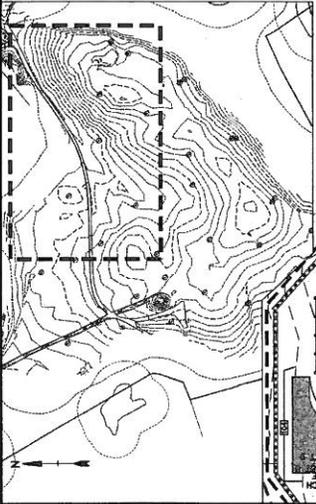
**Hunt Road Solar LLC**

**Hunt Road Landfill Solar Project**

Amesbury, Massachusetts

PERMIT SET  
 NOT FOR CONSTRUCTION

PROJECT NO.	0117
DATE	02/02/15
DESIGNED BY	RFH
CHECKED BY	RFH
DATE	02/02/15
SCALE	1"=40'
PROPOSED CONDITIONS SITE PLAN - NORTHEAST	
MATCH LINE SHEET 8 40'	
MATCH LINE SHEET 11 80'	
SCALE 1"=40'	
SHEET 9	



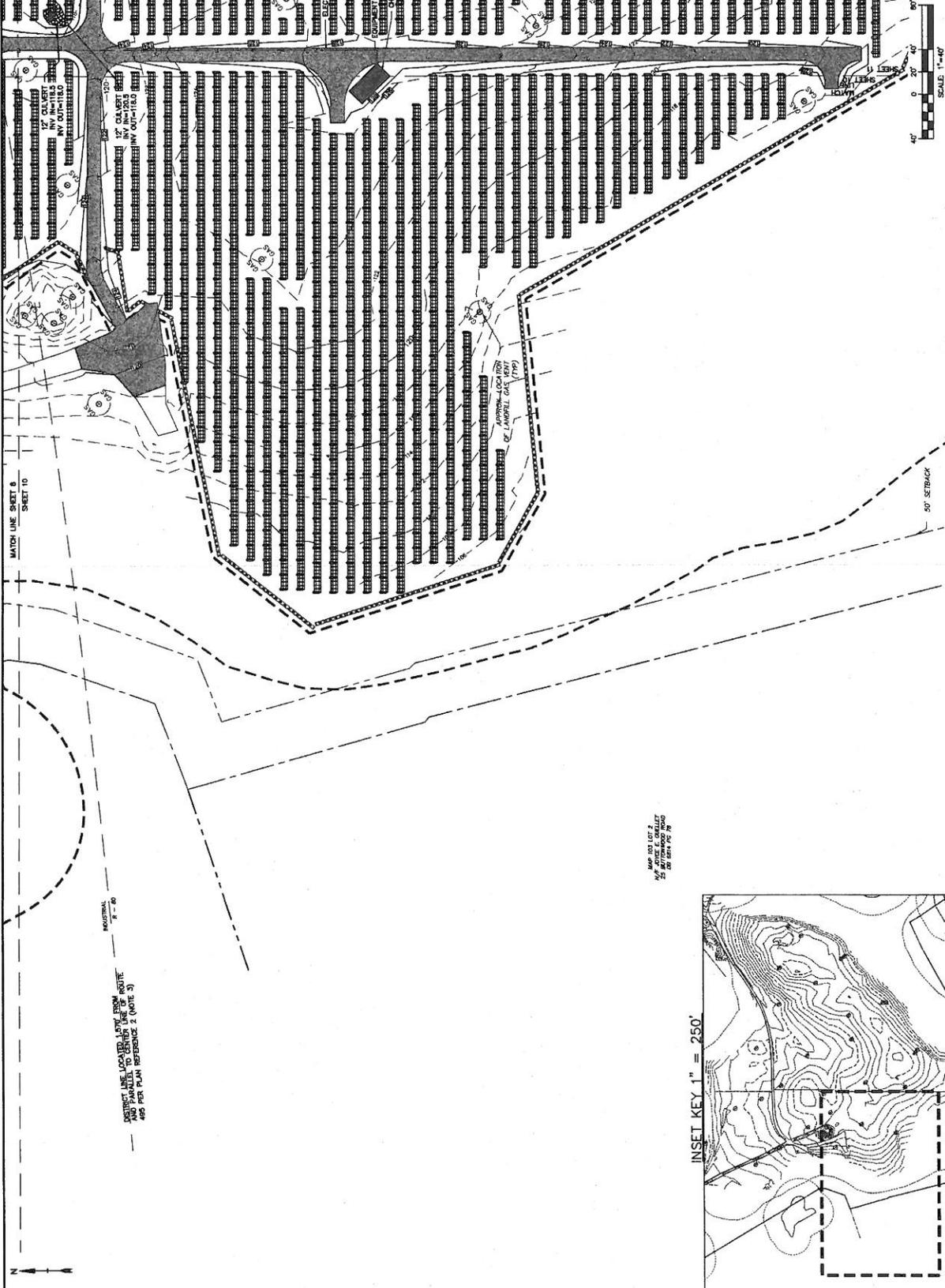


**Hunt Road Solar LLC**  
**Hunt Road Landfill Solar Project**  
 Amesbury, Massachusetts

PERMIT SET  
 NOT FOR CONSTRUCTION

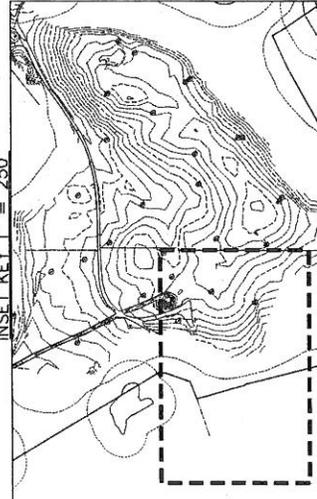
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2	DATE	02/21/15
3	PROJECT NAME	HUNT ROAD SOLAR PROJECT
4	PROJECT LOCATION	AMESBURY, MASSACHUSETTS
5	PROJECT OWNER	HUNT ROAD SOLAR LLC
6	PROJECT ENGINEER	MATTHEW J. BOND
7	PROJECT CHECKER	BOB BISHOP
8	PROJECT APPROVED BY	BOB BISHOP
9	PROJECT DATE	02/21/15
10	PROJECT SCALE	1"=40'

PROPOSED CONDITIONS  
 SITE PLAN - SOUTHWEST  
 SCALE: 1"=40'  
 SHEET 10



APPROXIMATE LOCATION OF EXISTING TRENCH

INSET KEY 1" = 250'







**TO:**

Emma Kosciak  
Hunt Road Solar, LLC  
88 Black Falcon Avenue, Suite 342  
Boston, MA 02210

**PLANNING BOARD VOTE:**

On February 23, 2015, the Amesbury Planning Board voted **ALL** in favor of a **Site Plan Approval for a Solar Photovoltaic (PV) Facility in the Renewable Energy Development Overlay District (REDD) at 56 South Hunt Road in Amesbury, MA** subject to the findings, waivers and conditions noted in this Decision.



*Chair, Amesbury Planning Board*

Filed with the City Clerk on March 2, 2015



City Clerk

A building permit is required for any construction remodeling. It is your responsibility to file this Decision with the Registry of Deeds and to record the plans after endorsement; forms may be obtained from the City Clerk's Office.

*Any appeal shall be made pursuant to Section 17, Chapter 40A, M.G.L. and shall be filed within twenty (20) days after the date of filing of such notice in the office of the City Clerk's Office.*