

**Lee Planning Board
32 Main Street
Lee, Massachusetts 01238
December 12, 2016**

Present: Chairman, Buck Donovan, Peter Bluhm, Harold Sherman, Thomas Wickham and Peg Biron

Others Present: Steve Campbell, Greenwood Energy,
Mark Petell, 35 Sunshine Ave,
Diane Shepardson, 160 Willow Hill Road,
Amy Voisohe-Shea, Eversource,
William Blanchard, Eversource,
Laura LeFebvre, TRC Engineer,
Garth & Karen Story, 49 Chapel Street

The meeting was called to order at 6:00 P.M.

Willow Hill Solar Project/Willow Hill Road/R-20 Zoning District

This meeting and discussion was subsequent to a November 30th site visit. As a result of that visit, the Board determined:

- that the portion of the project bordering the Shepardson property require additional screening
- that the hillside/bank facing Sunshine Avenue needed to be cleared of cut trees and brush
- that the hillside/bank facing Sunshine Avenue needed erosion control and stabilization efforts
- that the hillside/bank facing Sunshine Avenue needed some cosmetic efforts

After discussion, the applicant agreed to:

- install green slats into the chain link fence bordering the Shepardson property
- plant twenty (20) 6-8 foot arborvitae and two flowering crab apple trees at the border of their property and the Shepardson property
- guarantee those plantings for one (1) year
- place erosion mats on the hillside overlooking Sunshine Avenue
- hydroseed the area of the knob overlooking Sunshine Avenue

- plant 15-20 shrubs on the hillside overlooking Sunshine Avenue. This to be done in the spring of 2017
- clear the cut trees and brush on the hillside overlooking Sunshine Avenue

The Board will schedule a follow--up site on or about June 1, 2017.

Eversource Energy/Site Plan Submission/Industrial Zoning District

The Board reviewed the proposed site plan submission and determined that it should include an estimated peak truck traffic study, a detailed description of existing and proposed easements, and a decommissioning plan.

Tom made a motion to accept the site plan submission as complete, contingent upon the provision of that additional information. This motion was seconded by Peter and was unanimously approved, 5-0.

Prospect Village, LLC/Lighting Plan/RA-40 District

As requested at the previous meeting, Prospect Village LLC, submitted a lighting plan for the project. After reviewing that plan, Peter made a motion to approve the lighting plan as submitted. This motion was seconded by Peg and the final vote was 4-0. Sherman abstained.

Other business

The Board tabled the minutes of October 31st.

Peter made a motion to approve the minutes of November 14th. This motion was seconded by Tom and was approved, 4-0. Sherman abstained.

The meeting was adjourned at 8:30 P.M.

Respectfully submitted,
Jaimy Messana
Land Use Administrative Assistant

CC:	Board of Health	Town Clerk
	Principal Assessor	Historical Commission
	Board of Public Works	Conservation Commission
	Town Administrator	Building Inspector
	Board of Selectmen	Town Counsel