

**Town of Auburn, Massachusetts**  
**Minutes of the Meeting**  
**Conservation Commission**  
**Auburn Town Hall Planning Board Room**  
**Wednesday, February 13, 2019**

**Members Present:** Michael Garland, Carolyn Corriveau, Thomas Fallon, Michelle Culross and Alison Holmes.

**Welcome New Members:** Nathan Rand and Antonios Romniou.

**7:00pm Michael Garland called the meeting to order.** The Town cable staff was present and the meeting was recorded live. No other attendee was recording the meeting.

**7:00pm Applicant: Scribner Development LLC, a Notice of Intent** for replacement of an existing failed septic system, on property located at 411 Leicester Street. Map 30, Parcel 31.

A Request to Continue was received. The septic system was redesigned and submitted to the Board of Health, the applicant is waiting for approval.

Carolyn Corriveau motioned to continue the hearing until 2/27/19 at 7:10pm, second by Thomas Fallon. The vote was all in favor.

**Meeting Minutes:**

**10-10-19** Thomas Fallon motioned to accept the meeting minutes, second by Alison Homes. Vote 3 in favor 2 abstained-Carolyn Corriveau and Michelle Culross as they were absent.

**1-9-19** Carolyn Corriveau motioned to accept the meeting minutes, second by Thomas Fallon. The vote was 4 in favor, 1 abstained-Alison Holmes as she was absent.

**1-23-19** Michelle Culross motioned to accept the meeting minutes, second by Alison Holmes. The vote was 4 in favor-1 abstained-Michael Garland as he was absent.

**7:10pm Applicant: William Milinazzo, a Request for Determination** for the clearing of invasive plants, dead fallen trees, standing deadwood and cutting out of overcrowded trees and the planting of native plants and shrubs on property located at 511 Rochdale St., Auburn, MA. Map 53, Parcel 16. (Cont. from 1-23-19)

Michelle Culross motioned to open the public hearing, second by Thomas Fallon. The vote was all in favor.

Present for the hearing were Mr. & Mrs. Milinazzo explaining the work they wish to conduct at their property. Mr. Milinazzo explained the plan to cut down one tree near the roadway that is split and the removal of the bittersweet. The roots will be cut and then treated with chemicals that are not hazardous to the environment. Mr. Milinazzo would like to start this project in April. Michelle Culross motioned to close the public hearing, second by Thomas Fallon. The vote was all in favor.

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**7:15pm Applicant: Anthony Benvenuti, a Notice of Intent**, for the construction of a new home, septic system, well and associated site work on property located at 795 Oxford St. South, Auburn, MA. Map 78, Parcel 30.

Thomas Fallon motioned to open the public hearing, second by Alison Holmes. The vote was all in favor.

Present for the hearing was Rob Lucier from McClure Engineering. Mr. Lucier explained the changes to the site, including the driveway.

He informed the Commission that Mr. Benvenuti is waiting for the Board of Health to approve the septic system.

Alison Holmes motioned to continue the hearing until 2/27 at 7:25pm to allow time to visit the sites, second by Carolyn Corriveau. The vote was all in favor.

**7:20pm Applicant: Darryl Rovatti, a Notice of Intent** for the addition of a garage and shed on property located at 86 Rochdale St., Auburn, MA. Map 16, Parcel 83.

Thomas Fallon motioned to open the public hearing, second by Carolyn Corriveau. The vote was all in favor.

Present for the hearing was Joseph Levesque to explain the site plan. The work will be within the buffer zone. A fence will be installed along the property lines with openings over the wetland streams.

The commission requested to visit the site and 2-16-19 @ 9:00am. Mr. Levesque gave permission to walk the site.

Carolyn Corriveau motioned to continue the hearing until 2-27-19 at 7:20pm, second by Thomas Fallon. The vote was all in favor.

**7:30 22 & 24 + 26 & 28 Whitman Bailey Rd. and 130 Prospect St.**, Justin Stelmok was present to request a Certificate of Compliance for two duplexes and a single family home.

A request for an Extension of the OoC, DEP File # 098-0738. The Commission will visit the sites on Saturday 2-16-19 after 9:00am

**7:30pm Applicant: ZPT Energy Solutions II, LLC, a Notice of Intent** for the proposed construction of a large scale ground mounted photovoltaic solar facility on property located at 347 Rochdale St., Auburn, MA. MAP 29, Parcel 7.

Thomas Fallon motioned to open the public hearing, second by Michelle Culross. The vote was all in favor.

Present for the hearing were:

Barry Skotchi of ZPT Energy Solutions

Paul McLean of ZPT Energy Solutions

Kevin McGeary P.E. the Design + Civil Engineer, Project Manager from Fuss & O'Neill

Andrea Kendall the Sr. Environmental Scientist at LEC Environmental Consultants, Inc.

Paul McLean stated his company has developed over 100 megawatt solar projects in MA over the last 5 years. His company develops the sites and stays with the projects long term.

Their policy is to engage the abutters prior to the development of the site.

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Two abutters that they met in person were Donald Contois of 405 Rochdale St. and Mr. Champagne owner of the closed junk yard. Mr. Contois was in support of the project and Mr. Champagne wanted to know if they were interested in purchasing his property to expand the project.

Paul McLean explained the proposed purchase of the vacant site containing 46.5 acres of which 26 acres will be used to develop the project, with 15 acres contain 2 solar array systems. The project will be 4 megawatts.

A Site Plan and a Special Permit application has been submitted to the Planning Board. Bertin Engineering is in the process of a peer review and have contacted ZPT for items to correct on the plan. These corrections will be completed in the next two weeks. The 2-12-19 Planning Board meeting was continued until 2-26-19 due to bad weather.

A Special Permit application hearing is scheduled with the Zoning Board of Appeals on 2-21-19. Next, Kevin McGeary, Project Manager from Fuss & O'Neill spoke explaining the site development and the abutters. The access will be from Rochdale Street.

Andrea Kendall stated they did a site walk on Saturday, 2-2-19 starting at the driveway. They viewed the pond and Kinnear Brook across the street to the west of the site. The existing driveway is within the 200' riverfront area. 28.8 acres will need to be cleared, 26.2 acres will be disturbed, a fence will be installed touching the 25' buffer. A gravel winding roadway of 833' will be installed. Two detention basins, one near Rochdale St. the other on the west side of the site. The road opening is 14' to 18' width. The upland side of the site is where the solar ground mounts will be installed and placed on a rack system.

Erosion control will be silt fence with compost filter socks. The catch basins will have inserts to prevent debris from entering and storm check dams will be installed.

An erosion control blanket will be installed over the area that has a 3.1 slope.

Phase I will include; clearing the site, chipping the brush for erosion control and installation of drainage infrastructure. The stumps will be ground down and some regrading will take place in the location of the arrays.

The revised site plan will be sent to the commission, once it is approved by the Planning Board.

Alison Holmes motioned to continue the public hearing until 2/27 @ 7:30pm, second by Thomas Fallon to allow the new plan to be approved. The vote was all in favor.

**476 Leicester St. Lot 1, Seaboard Solar.** Present to explain the bridge repairs was Dan Campbell. The installation of a hammock to collect bridge repair debris from entering the brook. The hammock will be removed once repairs are complete. Tires and other items will be removed from the site. It is possible that the plans may change and Lot 1 may not be used for the entrance. The Commission felt this was a necessary precaution and a minor change to the plans.

**ISSUANCES:**

**511 Rochdale St., William Milizanno a Request for Determination** for the cutting of trees and removal of invasive plants.

Alison Holmes motioned to issue a Negative Determination providing Mr. Milizanno uses a herbicide approved by MassDEP and removes roots of invasive plants by hand. No machinery will be allowed in the buffer zone. All debris will be removed from the site, retaining as much of the native species as possible, second by Thomas Fallon. The vote was all in favor. DOA signed.

**476 Leicester St., Lot 1, Seaboard Solar, Amend the Order of Conditions.** Michelle Culross motioned to allow the work within the 25' buffer zone with the addition of Special Condition #14 to the order, second by Thomas Fallon. The vote was all in favor.

**707 Oxford St. So. John Johnson. Notice of Intent.** Alison Holmes motioned to deny the Order of Conditions as the applicant indicated that he plans to sell the property. The plan submitted showed a proposed single-family dwelling. It was the opinion of the Commission the applicant needs to remove the structure from the site plan; then the Commission will determine that the property in its current state complies with the Auburn Wetland Bylaws and Regulations, second by Thomas Fallon. The vote was all in favor.

**8:36pm Michelle Culross motioned to adjourn,** second by Thomas Fallon. The vote was all in favor.

Respectfully submitted,

Sheila Conroy  
Administrative Assistant

The meeting minutes of February 13, 2019 were accepted on March 13, 2019.