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Martha's Vineyard Commission Land Use Planning Committee

Notes of the Meeting of January 23, 2012

Held in the Stone Building, New York Avenue, Oak Bluffs. 5:30 p.m.

MVC Commissioners Present: Doug Sederholm; Christina Brown; Fred Hancock; Katherine Newman; Brian Smith, and Ned Orleans.

MVC Staff Present: Paul Foley; Mark London; Bill Veno; Sheri Caseau; Chris Flynn; and Mike Mauro

The LUPC reviewed three projects on January 23, 2012. These notes are only for Cronig's Solar.

Documents referred to during the meeting

- LUPC Agenda of January 23, 2012
- DRI 636 Town Provision/Airport Liquor Staff Report
- DRI 635 MVTV offers
- DRI 635 MVTV Building Staff Report
- MVC Draft Minutes 2012/01/19
- DRI 321-M3 Cronig's Solar Staff Report

1. Cronig's Solar (DRI 321-M3) Pre-Public Hearing Review

Applicant: Steve Bernier d/b/a Cronig's Market; Vineyard Power is the Co-Applicant; Derrill Bazy and John Abrams of South Mountain Company are the agents and installers.

Project Location: State Road, Tisbury Map 23A Lot 23, 26, & 63 (2.44 acres)

Proposal: To install 3 "Solaire" solar canopies above the existing parking lot supporting 12,200 sf of solar panels.

Purpose: To review the project and the proposed scope of the traffic study, schedule a site visit, and discuss when the project will be prepared for a public hearing.

Introduction:

- Rob Meyer's of South Mountain Company said the proposal is to install 3 "Solaire" solar canopies above the existing parking lot supporting 12,200 sf of "SunPower" PV solar modules.
 - The three canopies are estimated to generate 250,000 KWh of electricity a year. This amount is estimated to be about one-quarter of the supermarkets annual electric consumption. There would be several charging stations for electric vehicles.
 - They would have dual canopies with a central spine. One canopy would have a 12 degree pitch and the other would have about a 1 degree slope.
 - The bottom of the canopies would be 13 feet on the low side and about 18 feet on the high side. At the column the underside would be about 12 feet off the ground. The high sides face the store. The support columns and footings should not significantly alter the existing parking layout.

- The electrical supply systems would be housed in Cronig's basement.
- They are looking at different colors to try to tone down the appearance.
- Several trees will be moved and one mature street tree removed. The existing street tree to be removed would diminish the power generation of the front canopy by about 15% if it were to remain.
- The project would be built in two phases. The first phase would be the two canopies in the lot in front of Healthy Additions in the Spring 2012. The second phase would be the canopy in the front lot next to State Road Autumn 2012.
- John Abrams of South Mountain Company added that Steve Bernier wants this project to be replicable. They feel the appropriate place for solar panels is on disturbed and developed lands such as parking lots or landfills rather than on farm fields or cutting down woods. They estimate that the large parking lots on the Vineyard alone could produce 30 times what this array will. He said they have tried to make this proposal economical, replicable, and aesthetically acceptable.
- Rob Meyers added that the cars will be shaded requiring less air-conditioning thus less gas and would be better for people and pets waiting in the car.

Discussion:

- Brian Smith asked how the canopies accommodate trucks.
- Rob Meyers said they have clearance all the way around. You can drive through parking lanes except where the columns are.
- Brian Smith asked about lighting.
- Derrill Bazy said that they will keep the existing 8 lamp posts. They may have to shorten or possibly move a few of them. In addition they plan to wire the columns and install LED cylinders to provide light I needed. They would be 16 watt bulbs. They do not plan to increase the lighting.
- Fred Hancock asked if the will lose any parking spots.
- John Abrams answered no.
- Brian Smith asked about the electric car plug-ins.
- Rob Meyers said they are still looking at charging systems. They are not intended to be a recharging station so much as a place to partially re-charge while they are shopping. They are intended to alleviate "range anxiety" and serve as a model of the future. There would be two charging stations per canopy. You do not have to be an electric car or charging to park in those spots.
- They are meant to be experimental. They do not have all the answers now. It is part of Vineyard Powers plan to make renewable energy more accessible.
- Ned Orleans said the issue for him is what the impact of doing this at the location is.
- John Abrams said that they see the key issue as being the visual impact so they have tried to address that as best they could. There will be no change in the storm water or traffic. He feels that with the transplanted or new trees they add to the street they will be improving the streetscape.
- ***Ned Orleans made a Motion to waive the need for a traffic study. Pete Cabana seconded the Motion.***
- Brian Smith said he would agree as long as we limit the number of car charging hook-ups.
- John Abrams said that there would be a total of 6 charging stations.
- ***The Motion to waive the need for a traffic study passed unanimously.***
- Linda Sibley said that the last time Steve Bernier was in front of the MVC for a modification there was a misunderstanding about the trees to be planted. They were supposed to be red maples (acer rubrum) but instead they planted crimson Norway maples which, though red, are an invasive species that has actually been banned from nurseries. So even though usually we would welcome

an offer to transplant existing trees on a site where they have to be moved in this case she would suggest that the Norway maples should be removed and some more appropriate tree be planted.

- John Abrams said they would consult with an arborist to see if these are an invasive species and if so what would be an appropriate substitute.
- Fred Hancock asked if the canopies were white enamel paint.
- John Abrams said that is the way they come but that they are looking into ways of toning them down.
- Fred Hancock said that would be good, otherwise people will say they look like a gas station.
- Mark London asked about the angle and direction of the canopies.
- Rob Meyers said that they will be connected to annual net-metering so the canopies do not have to be facing directly south at 40 degrees. They will get more production in the summer than in the winter but it equals out over the course of the year.
- Doug Sederholm asked what wind loads they are designed for.
- John Abrams said they are designed for winds up to 110 miles per hour.
- Pete Cabana said he would like to hear more about their communications with NStar.

Adjourned 7:10 pm