



City of East Providence Planning Department

ROBERTO L. DASILVA
MAYOR

WILLIAM J. FAZIOLI
DIRECTOR OF PLANNING & ECONOMIC DEVELOPMENT

MEMORANDUM

February 10, 2020

To: Waterfront Commission
Design Review Commission

From: Planning Department

Cc: Pamela Sherrill, AICP, Executive Director

Re: Dexter Road Solar Facility
Location: Map 204, block 1, parcels 17, 17.1 and 18
Review for conformation with the purpose and intent of Comprehensive Plan

The Planning Board at its February 3, 2020 meeting voted unanimously that the proposed solar facility on parcels 17, 17.1 and 18 of map 204, block 1 with frontage on Dexter Road with a total land area of 9.48 acres conforms to the purposes and intent of the City's 2010-2015 Comprehensive Plan. The Planning Board had no further comments.

⏪ Reply all ✓ 🗑 Delete 🗑 Junk Block ⋮

Fwd: Landscape Architect Comments

PS

Pamela Sherrill

Mon 2/10/2020 12:20 PM

Christopher Martin ✉



I can't tell if you were copied on this.

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From: Dan Voss <Dvoss@kearsargeenergy.com>

Sent: Friday, February 7, 2020 12:38:06 PM

To: Bradford Associates <bradfordassoc@cox.net>

Cc: Todd Greene <Todd.Greene@gza.com>; Andrew Bernstein <abernstein@kearsargeenergy.com>; cjengustian@gmail.com <cjengustian@gmail.com>; Ryan DaPonte <Ryan.DaPonte@gza.com>; Pamela Sherrill <psherrill@cityofeastprov.com>; E W Tatelbaum <etatelbaum@kearsargeenergy.com>

Subject: RE: Landscape Architect Comments

Hi there Sarah! Thanks for your note. I've spoken with GZA re: your comments and have detailed the responses below.

Regarding the plan set - based on our previous conversations with Pam, we have agreed to issue a final figure set after the Design Review / Waterfront Commission Meeting on 2/20 that will incorporate all of the comments received on the project.

- Which beds have which individual or combinations of shrubs? **Each bed will contain one species of plant. The final figure set will label which plant species will be planted in each bed.**
- Both Ilex glabra and I. verticillata species are very big shrubs. I assume you are proposing cultivars. Which ones? **Large shrubs were selected to provide ample screening for the solar array.**
- Are you confident that Cephalanthus can make it in these droughty soils? **The Cephalanthus will be replaced with additional Ilex Glabra.**
- The planting notes need soil depth as indicated on the detail, planting soil as 5 parts loam borrow and 1 part compost and the guaranty note. **Planting soil depth will be 12-inches. The depth / soil mix should be on the most recent set of drawings that were circulated (C-7). 1yr planting guarantee note will be added back to C-7 (inadvertently dropped in the last round of edits).**
- And of course the stamped and signed LA stamp **This will be added to the final figure set.**

Have a great weekend!

Cheers,

Dan Voss

Snr Director - Project Development

Kearsarge Energy LP

1200 Soldiers Field Rd, Suite 202

**ENGINEERING DIVISION
MEMORANDUM**

EAST PROVIDENCE WATERFRONT SPECIAL

DEVELOPMENT DISTRICT COMMISSION

To: Stephen H. Coutu, Director of Public Works

From: Erik Skadberg, City Engineer

Date: January 21, 2020

RE: 0, 7, 105 Dexter Road
Kearsarge Solar LLC
Map 204, Block 1, parcels 17, 17.1, 18

A couple of comments based on a review by engineering.

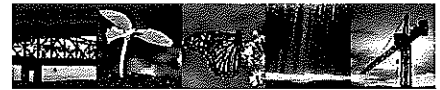
1. All landscaping shall be shown within the subject property and not within the City right-of-way.
2. If acceptable to RIDEM, the impervious surfaces should be removed and the entire site should be loamed and seeded.
3. There appears to be a swale on the western side of the railroad tracks. The erosion control should be extended along the northwest property corner and wrap back to the south.
4. It is requested that the trees along the northerly property be protected and not removed.



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January 29, 2020
Project No. 34676.00

EAST PROVIDENCE WATERFRONT SPECIAL
DEVELOPMENT DISTRICT COMMISSION

Mr. Erik Skadberg
City Engineer
City of East Providence
145 Taunton Avenue
East Providence, Rhode Island, 02914

Re: Engineering Division Memorandum Comments
0, 7, 105 Dexter Road
Kearsarge Solar, LLC
Map 204, Block 1, Parcels 17, 17.1 and 18

Dear Mr. Skadberg:

On behalf of Kearsarge Solar, LLC, GZA GeoEnvironmental, Inc. (GZA) is pleased to provide responses to comments provided by the City Engineer for the above referenced Site. These comments were provided to GZA via email correspondence on January 21, 2020. To aid in your review, we have presented the City Engineer's comments followed by our responses in italics. In addition, modifications have been made to the project drawings and project narrative based on comments provided. A revised drawing set and project narrative are attached for your reference.

Comment No. 1:

All landscaping should be shown within the subject property and not within the City right-of-way.

Response to Comment No. 1

Figure C-5 has been revised to show the proposed planting beds located behind the existing fence and within the property limits. The existing chain link fence along the property lines will remain in place as part of this project. A new, 7-foot tall chain link fence will be installed along the perimeter of the G&W rail corridor to prevent access to the Site from the railroad. Additionally, a new section of fencing will be installed to close the gap that is created in the fence line along Dexter Road by the demolition of the existing brick building. Existing fence sections along Dexter Road that are deemed to be in poor condition will be replaced or repaired as needed. Native, drought tolerant shrubs (Inkberry, Winterberry, Bayberry, Black chokeberry and Common buttonbush) will be planted in 10 to 15-foot-long planting beds along the inside of the existing fence along Dexter Road. The spacing between the planting beds will be approximately 40-feet.

Comment No. 2:

If acceptable to RIDEM, the impervious surfaces should be removed, and the entire site should be loamed and seeded.



Response to Comment 2:

The remedial solution proposed to RIDEM includes minimizing the disturbance to the existing ground surface and preserving the existing pavement to prevent direct exposure to the underlying soils.

Comment No. 3:

There appears to be a swale on the western side of the railroad tracks. The erosion control should be extended along the northwest property corner and wrap back to the south.

Response to Comment 3:

Figure C-3 has been revised to include additional erosion controls adjacent to the northwest property boundary.

Comment No. 4:


It is requested that trees along the northern property be protected and not removed.

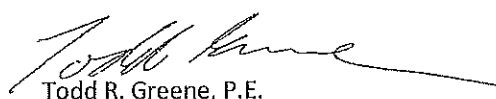
Response to Comment 4:

Figures C-3 and C-5 have been revised to show that the existing trees along the northern property will remain in place. The trees will be trimmed as necessary to prevent the shading of solar panels.

Very truly yours,

GZA GEOENVIRONMENTAL, INC.


Ryan DaPonte, P.E.
Assistant Project Manager


Todd R. Greene, P.E.
Associate Principal

RD/TRG:lal

Attachments: Revised Figure Set
Revised Narrative

CC: Pamela Sherrill, Executive Director, Waterfront District Commission

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Dexter Road Solar Project Map 204/ Lot 17, 17.1 and 18

RESPONSE TO
CAPT. BOTELHO 1/30/20
email

Dan Voss <Dvoss@kearsargeenergy.com>

Thu 2/13/2020 2:29 PM

To: Kenneth Botelho <kbotelho@eastprovfire.com>

Cc: Ryan DaPonte <Ryan.DaPonte@gza.com>; Andrew Bernstein <abernstein@kearsargeenergy.com>; E W Tatelbaum <etatelbaum@kearsargeenergy.com>; Todd Greene <Todd.Greene@gza.com>; Pamela Sherrill <psherrill@cityofeastprov.com>

Captain Botelho,

I spoke with Pam briefly this morning and she noted that the two of you had caught up this morning, but I wanted to provide you with written feedback on the good points you had raised.

1. The gate access to the area adjacent to Sprague Terminal needs to be at least 10 feet wide.
 - The access gate adjacent to the Sprague Terminal is approximately 15 feet wide and will be maintained as such.
2. Access to the small area adjacent to the train tracks needs to have a maintained foot path to get down the steeper terrain; or a man-gate can be placed along the railroad tracks.
 - A 10 - 16 foot gated vehicular crossing will be installed to cross the rail at the northwestern portion of lot 18.
3. Planting beds should be on the outside of the fence to enable access around panels.
 - The proposed planting beds will be installed directly adjacent to the inside of the existing fence line within the 30-foot solar array buffer area. The proposed planting beds will be planted with shrubs to minimize impact / growth into the 30-foot solar array buffer to maintain adequate vehicular access around the panel perimeter. Perimeter access will be maintained for emergency services and on-going environmental remedial activities.

Please don't hesitate to reach out if we can assist with any other questions.

Cheers,

Dan Voss

Snr Director - Project Development

Kearsarge Energy LP

1200 Soldiers Field Rd, Suite 202

Boston, MA 02134

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O: (617) 393-4222



This e-mail transmission contains confidential and privileged information from Kearsarge Energy LP and is intended only for the use of the addressee(s) named above. Any other use is strictly prohibited.

Re: 0, 7, 105 Dexter Rd review

Kenneth Botelho <kbotelho@eastprovfire.com>

Thu 2/13/2020 1:15 PM

To: Stephen Coutu <SCoutu@cityofeastprov.com>; Pamela Sherrill <psherrill@cityofeastprov.com>

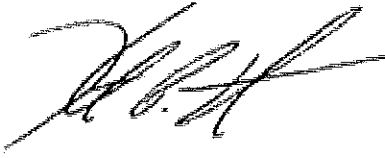
Cc: Christopher Martin <cmartin@cityofeastprov.com>; William Fazioli <wfazioli@cityofeastprov.com>; Erik Skadberg <eskadberg@cityofeastprov.com>; Tom Salisbury <tsalisbury@eastprovfire.com>

Hi Pam,

I certainly prefer outside of the fence, but inside is possible. Either way they will need to document how they will maintain any vegetation.

Thanks,

Ken



Kenneth P. Botelho, Captain
East Providence Fire Marshal
RI ADSFM/CFI II
401-431-4614
