

City of Cranston

City Plan Commission

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Jason Pezzullo
Planning Director



Michael Smith
Chair

Ken Mason

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Robert Strom

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Maccarone

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January 11, 2022

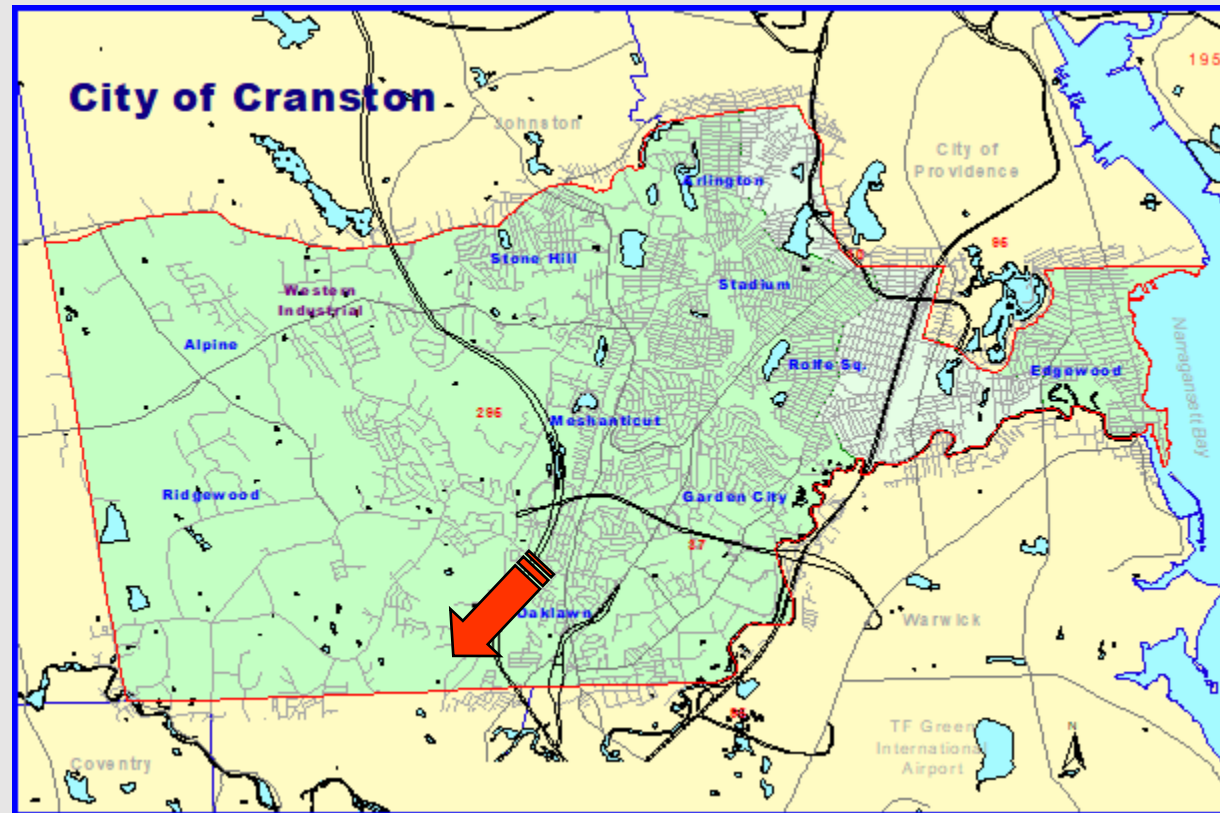
RECOGNITION OF SERVICE

- Joseph Morales
- Robert DiStefano, Jr.
- Frederick Vincent

“Natick Avenue Solar” Final Plan - Major Land Development

(No Vote Taken – Informational Only)

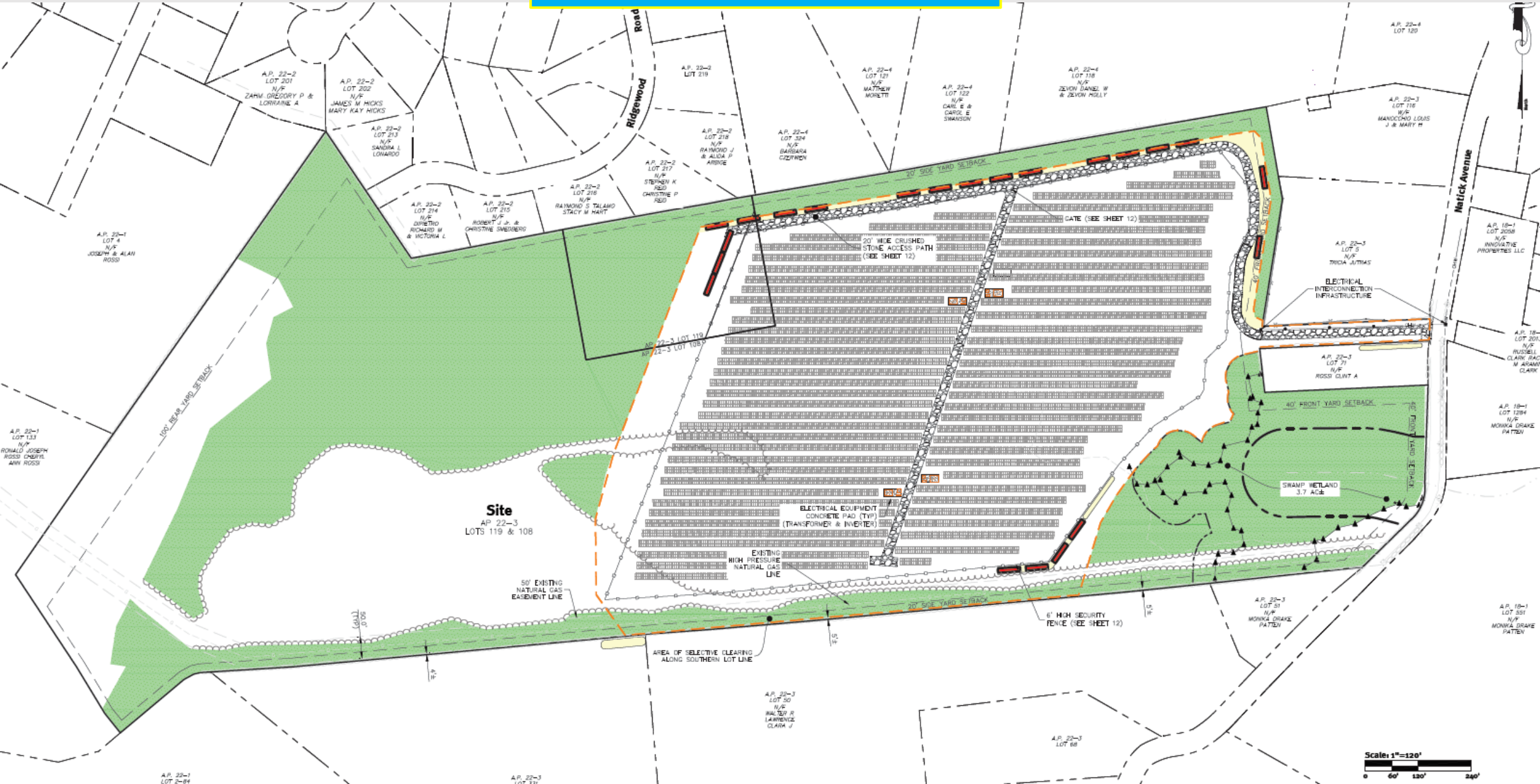
- Owner:** Ronald Rossi
- Applicant:** Natick Solar, LLC
- Location:** 0 Natick Avenue, AP 22, Lots 108 & 119
- Zone:** A-80 (Single-Fam Res on min 80,000 ft² lots)
- FLU:** Single Family
- Summary:** Applicant seeks to construct an 8 MW (DC) ground-mounted solar energy installation on 23-acres of a 64 acres site.



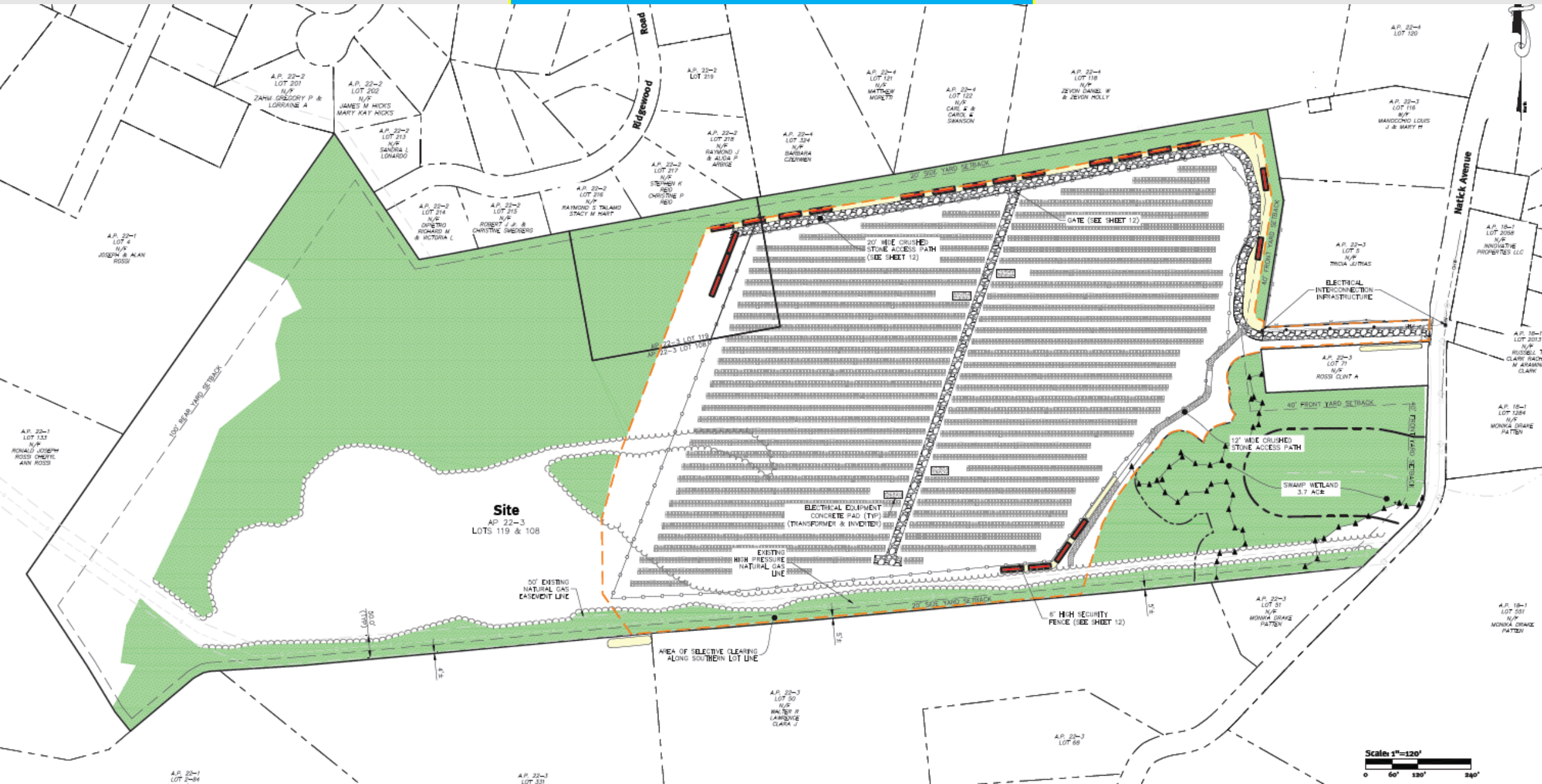
PROJECT HISTORY

- MLD Master Plan approved 2/5/19
- Landscape Ad Hoc Committee Review Aug-Oct 2020
- DPR Preliminary Plan approved 11/18/20
- MLD Preliminary Plan approved 4/6/21
- *MLD Final Plan currently under review*

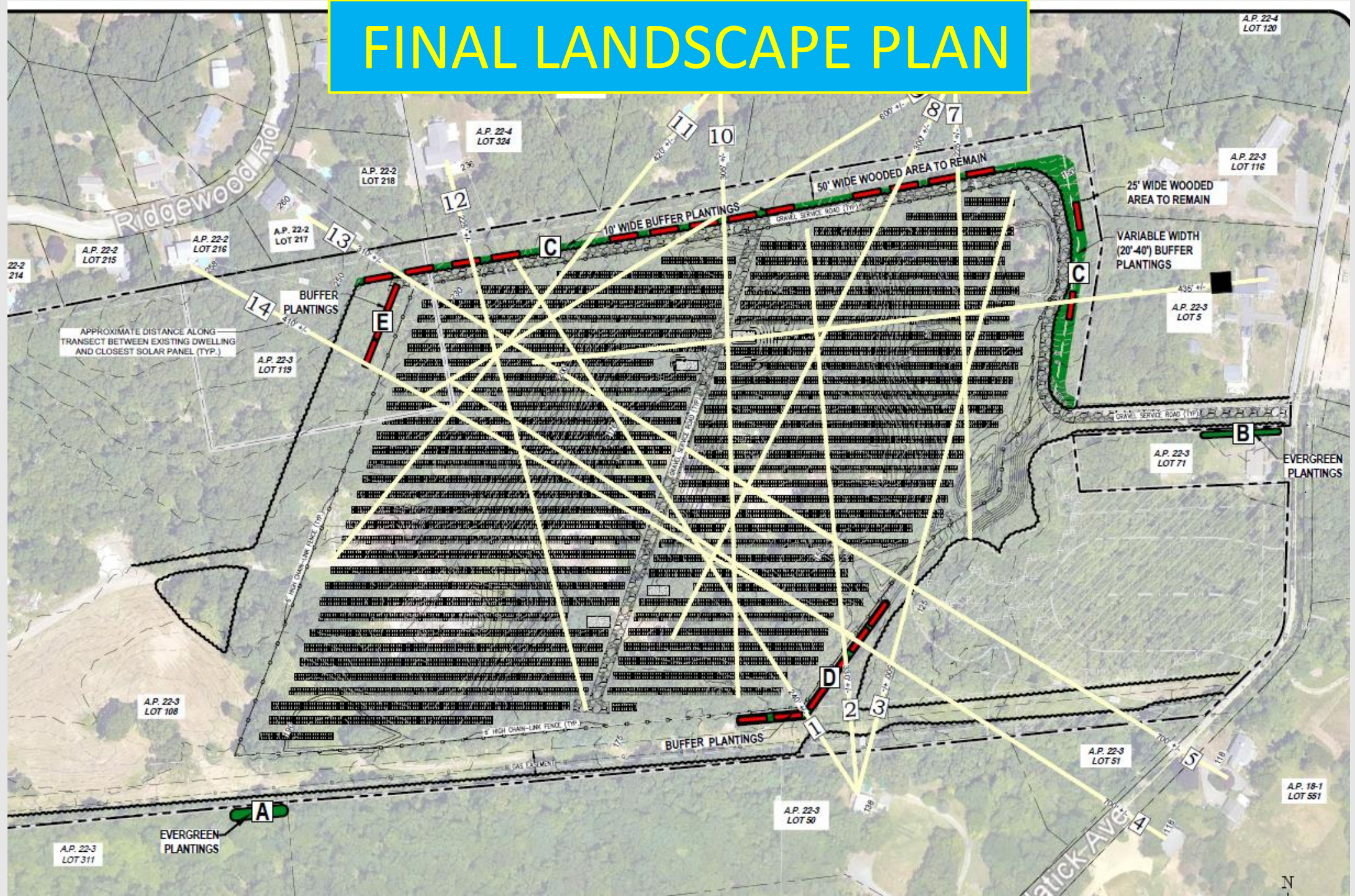
FINAL SITE PLAN



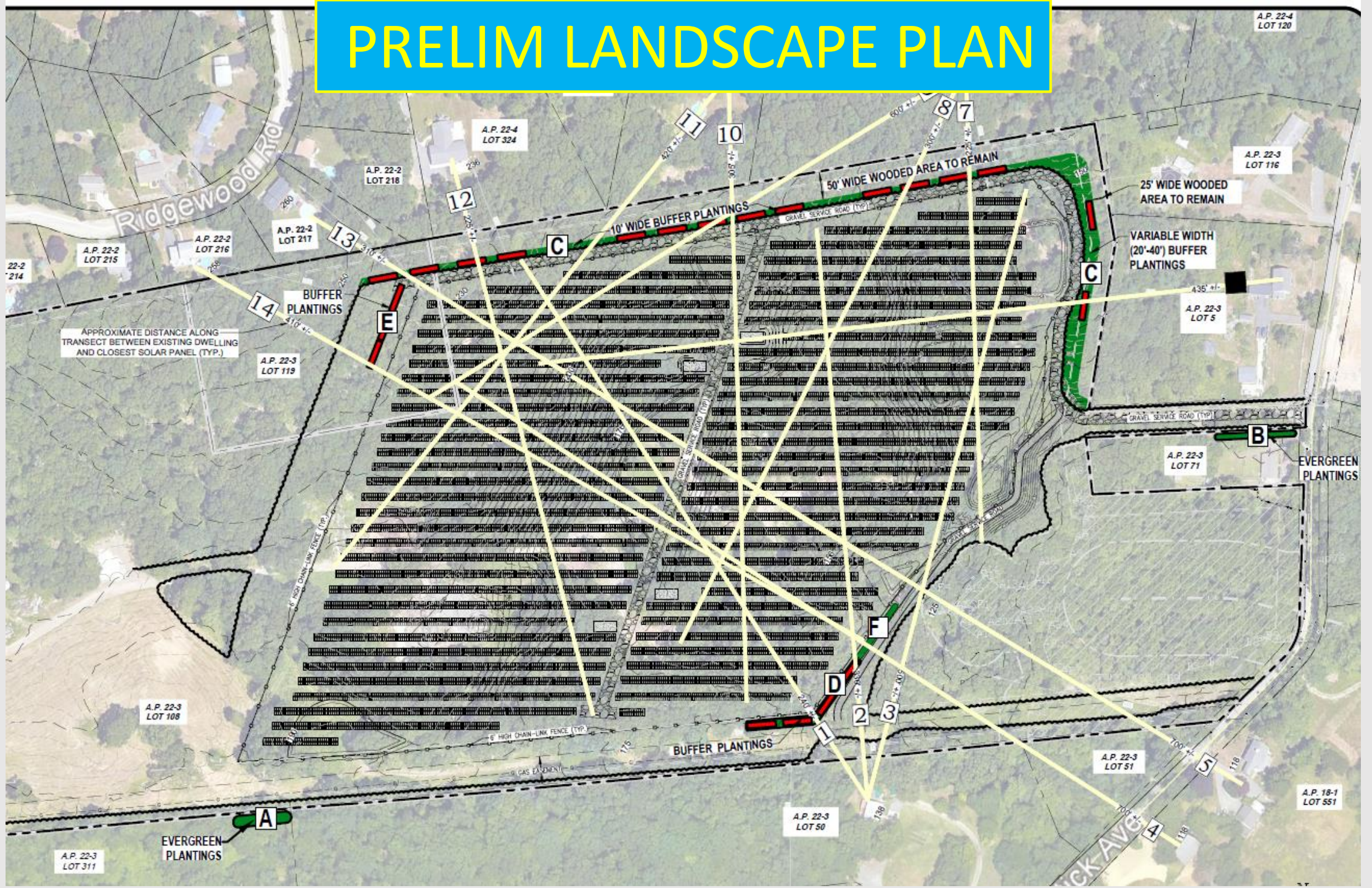
PRELIM SITE PLAN



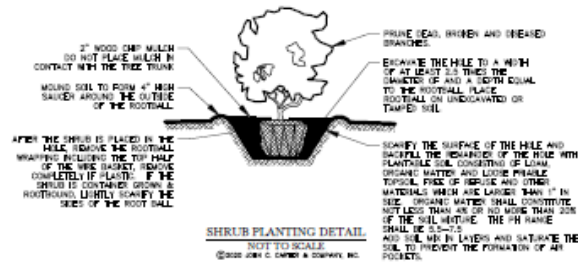
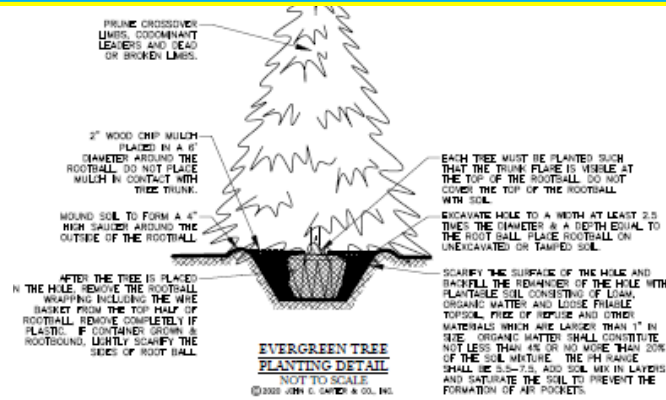
FINAL LANDSCAPE PLAN



PRELIM LANDSCAPE PLAN



LANDSCAPE PLAN NOTES



BUFFER ASSESSMENT & SUPPLEMENTARY BUFFER PLANTING

1. THE PROPOSED LIMIT OF CLEARING WILL BE DELINEATED IN THE FIELD PRIOR TO ANY LOT CLEARING.
2. LARGE TREES ON THE SOUTH PROPERTY LINE THAT CAST SHADE ON THE SOLAR ARRAY SHALL BE SELECTIVELY REMOVED.

PLANTING SEQUENCE

1. CARE SHALL BE TAKEN TO NOT DAMAGE THE EXISTING BUFFER VEGETATION WHILE INSTALLING ADDITIONAL PLANTS.
2. IF POSSIBLE, EXCAVATION SHALL BE AVOIDED WITHIN THE DRIP-LINE OF THE EXISTING TREES.

PLANTING:

1. PROVIDE QUALITY PLANTS IN THE GENUS, SPECIES AND VARIETY INDICATED IN THE PLANT SCHEDULE, COMPLYING WITH APPLICABLE REQUIREMENTS OF "ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK."
2. PROVIDE PLANTS IN THE SIZE AND NUMBER INDICATED IN THE PLANT SCHEDULE.
3. DELIVER FRESH DUG TREES WHICH ARE BALLED AND BURLAPPED. SHRUBS MAY BE BALLED AND BURLAPPED OR IN CONTAINERS. ALL PLANTS ARE TO BE HEALTHY, VIGOROUS AND FREE OF INSECTS AND DISEASE.
4. PLANTS ARE TO BE INSTALLED AS SPECIFIED IN THE PLANTING DETAILS WITH ADEQUATE WATER PROVIDED DURING PLANTING TO ALLOW COMPACTION OF THE PLANTING SOIL TO PREVENT ANY AIR POCKETS OR SETTLEMENT AFTER PLANTING.
5. ALL PLANTING BEDS ARE TO BE COVERED WITH 2" OF WOOD CHIP MULCH.
6. RECOMMENDED PLANTING DATES ARE APRIL 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
7. PLANT SUBSTITUTIONS SHALL BE ALLOWED BASED ON AVAILABILITY. SUBSTITUTIONS MAY BE MADE ONLY WITH DIRECT APPROVAL FROM THE APPLICANT'S LANDSCAPE ARCHITECT OR OWNER. ALL SUBSTITUTIONS SHALL BE THE SAME PLANTING HEIGHT AND GROWTH HABIT AS THE PLANT BEING SUBSTITUTED.

MAINTENANCE & WARRANTY:

1. AFTER PLANTING IS COMPLETED, THE OWNER SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE WATER TO ENSURE HEALTHY AND VIGOROUS GROWTH.
2. ANY PLANT WHICH IS NOT ALIVE AND GROWING SATISFACTORILY WITHIN A THREE-YEAR PERIOD SHALL BE REPLACED BY THE CONTRACTOR IN CONFORMANCE WITH THE PLANTING SPECIFICATIONS.
3. PLANTINGS IN AREA D WILL BE TRIMMED TO A HEIGHT OF NO LESS THAN 12'. PLANTINGS IN AREA E WILL BE TRIMMED TO A HEIGHT OF NO LESS THAN 18'.
4. CONTROL OF GROWTH UNDER THE PANELS SHALL BE LIMITED TO MECHANICAL METHODS (MOWING). NO HERBICIDES OR OTHER CHEMICAL MEANS MAY BE USED TO CONTROL GROWTH UNDER THE PANELS.

PLANTABLE SEED BED MATERIAL:

A MINIMUM OF 4"-6" OF SEED BED MATERIAL SHALL BE ESTABLISHED WHERE PLACED ON EXISTING SUBSOIL AND A MINIMUM OF 6" OF SUITABLE SEED BED MATERIAL ON AREAS WITHOUT EXISTING SUBSOIL. THE MATERIAL TO BE FURNISHED SHALL CONSIST OF LOOSE, FRIABLE LOAM FREE OF REFUSE, BRUSH, STUMPS, ROOTS, ROCKS, COBBLES, STONES, NOXIOUS WEEDS, LITTER AND OTHER MATERIALS WHICH ARE LONGER THAN 1 INCH IN ANY DIMENSION AND WHICH WILL PREVENT THE FORMATION OF A SUITABLE SEED BED. ORGANIC MATTER SHALL CONSTITUTE NOT LESS THAN 4 PERCENT NOR MORE THAN 20 PERCENT OF THE PLANTABLE SOIL. THE PLANTABLE SOIL SHALL HAVE AN ACIDITY RANGE OF APPROXIMATELY 5.5 PH TO 7.5 PH. THE PLANTABLE SOIL CAN BE ARRIVED AT BY THOROUGHLY MIXING 75% LOAM WITH NO MORE THAN 25% SUITABLE SUBSOIL. THE RESULTING MIX SHALL BE HOMOGENEOUS MATERIAL FREE FROM HARD LUMPS, OTHER MATERIALS SPECIFIED ABOVE AND BE CAPABLE OF SUPPORTING PLANT GROWTH.

PLANT SCHEDULE

AREA 'A'

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
PS	10	PINUS STROBUS	EASTERN WHITE PINE	5-8' HT.	10' O.C.

AREA 'B'

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
PS	10	PINUS STROBUS	EASTERN WHITE PINE	5-8'	10' O.C.
TP	4	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	5-8'	10' O.C.

AREAS 'C', 'D' & 'E'

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AC1	35	AMELANCHIER CANADENSIS OR BETULA POPULIFOLIA	SHADBLOW SERVICEBERRY OR GRAY BIRCH	5-6' HT.	CLUMP
AC2	50	AMELANCHIER CANADENSIS OR BETULA POPULIFOLIA	SHADBLOW SERVICEBERRY OR GRAY BIRCH	8-10' HT.	CLUMP
IO	20	ILEX OPACA	AMERICAN HOLLY	4-5' HT.	
JV	95	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	7-8' HT.	
PS1	30	PINUS STROBUS	EASTERN WHITE PINE	4-5' HT.	
PS2	30	PINUS STROBUS	EASTERN WHITE PINE	7-8' HT.	

SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
200 TOTAL				
		VACCINIUM CORYMBOSUM	HIGH BUSH BLUEBERRY	2 1/2-3'
		VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	2 1/2-3'
		MORELLA PENNSYLVANICA	BAYBERRY	2 1/2-3'
		CORNUS RACEMOSA	GRAY DOGWOOD	2 1/2-3'

GRASS SEED MIXES

OR APPROVED EQUAL - AVAILABLE AT: ALLEN'S SEED, 693 SOUTH COUNTY TRAIL (RT. 2), EXETER, RI 02822.

ENERGYSCAPE SOLAR LOW/SOW GROWING MIX

FOR THE AREA BENEATH THE SOLAR PANELS - RATE 7-8 LBS/M/SQ

PERCENT	INGREDIENT
25 %	CHEWINGS FESCUE
25 %	SHEEP FESCUE
12.25 %	HARD FESCUE
12.25 %	STRONG CREEPING RED FESCUE
12.25 %	CREEPING RED FESCUE
12.25 %	HARD FESCUE

DETENTION PONDS AND STEEP SLOPES WILL BE SEEDED AS SPECIFIED IN THE DEM APPROVED PLAN PREPARED BY DIPRETE ENGINEERING.

SOLAR SURROUNDINGS MIX

FOR ALL OTHER DISTURBED AREAS OTHER THAN BENEATH THE SOLAR PANELS. - RATE 30-40 LBS/ACER

PERCENT	INGREDIENT
20 %	VIKING H2O HARD FESCUE
20 %	SHEEP FESCUE
15 %	ANNUAL RYE
15 %	VIRGINIA WLD RYE
15 %	LITTLE BLUE STEM
5 %	INDIAN GRASS
3.5%	PARTRIDGE PEA
1.75%	BLACK EYED SUSAN
1.5%	LANCELEAF COREOPSIS
1%	OXEYE SUNFLOWER
1%	PURPLE CONE FLOWER
.25%	BUTTERFLY MILKWEED
.25%	NEW ENGLAND ASTER
.25%	PURPLE JOE PYE WEED
.25%	WILD BERGAMOT
.25%	BONESET

NOTE: PLANT AREAS 'A' AND 'B' ARE NOT PART OF THE NATICK AVENUE SOLAR PROJECT UNDER REVIEW BY THE CITY OF CRANSTON.

NOTABLE CHANGES SINCE THE PRELIMINARY PLAN

- Landscape Sheet 6 note limiting trimming of Planting Area E (cond #4)
- Landscape Plan revised to extend Planting Area D and adjust the planting schedule accordingly (cond #5)
- Vegetative Maintenance Plan submitted and reviewed by-city hired Landscape Architect (cond #14)
- Landscape Sheet 6 “Plantable Seed Bed Material” note adjusted (cond #15)

NOTE – Several Conditions of Prelim Plan approval pertain to actions required after the Final Plan. These conditions will be incorporated into the Final Plan Decision Letter.

NEXT STEPS

- Staff completes the review & records the decision letter
- Applicant must obtain Final DPR approval
- Applicant must record the Final/Record Plan & establish the escrow account per cond #13
- Applicant must provide a decomm bond/financial surety per cond #19
- Applicant must obtain a building permit
- Applicant must obtain interconnection permit(s)

NOTE – The applicant must comply with all MLD Conditions of approval during the above steps and thereafter, as applicable, including coordination with the TGP, certification of the grading, inspections, etc.