CAPE COD COMMISSION

Cape Cod Country Club Solar (CCC File No. 25009) Development of Regional Impact Review Subcommittee Meeting

Minutes | September 8, 2025 at 5:00 p.m.

Virtual via Zoom

APPROVED 10/16/2025

Summary of Actions Taken

- The subcommittee voted to approve minutes from the subcommittee hearing on June 12, 2025.

Hearing Open

Thomas Wilson, as Chair, called the meeting to order at 5:00pm. He began by reading opening announcements and asked Jeffrey Ribeiro, Regulatory Planner, to call roll.

Roll Call:

- Thomas Wilson, Chair, Present
- John Druly, Present
- Catherine Ledec, Present
- Peter Okun, Absent
- Ernest Virgilio, Absent
- Kevin Grunwald, Alternate, Present

With four members present, a quorum of the subcommittee was in attendance. As Mr. Okun and Mr. Virgilio were absent, Mr. Grunwald participated as a voting member.

Approval of Minutes

The Chair asked for a motion to approve the minutes from the subcommittee hearing on June 12, 2025. Mr. Grunwald made the motion and Mr. Druly seconded. The Chair took a roll call vote.

Roll Call:

- Thomas Wilson, Chair, Yes
- John Druly, Yes
- Catherine Ledec, Yes
- Kevin Grunwald, Yes

With all in favor, the motion passed and the minutes were approved.

Staff Presentation

The Chair then asked Mr. Ribeiro for staff comments. Mr. Ribeiro presented with the assistance of a slide presentation. He provided an overview of the project review timeline. He noted the full Commission would have a public hearing on September 11, 2025 where public comment would be taken. Mr. Ribeiro provided an overview of the special conditions listed in the draft DRI decision. He provided an overview of the agenda for the rest of the meeting and turned the floor back to the Chair.

Applicant Presentation

The Chair asked for comments from the applicant.

Manjoor Vahora said they had no objections to the draft DRI decision and would answer any questions.

Subcommittee Discussion

The Chair then asked for discussion from the Subcommittee.

Mr. Druly asked about Findings F58 and F59 from the decision, and what the timing of the donation of the land to the Town would be. Mr. Ribeiro said that the related condition should reference both F58 and F59. He said the applicant could answer further questions. Mr. Druly asked specifically about the timing of the transfer. Atty. Matthew Perry on behalf of the applicant said that they continue to have discussions with the Town. He said they would be before Town Meeting in November of this time to enter into the relevant agreements and legal documents. The Select Board would then be empowered to accept the final deeds. He said that construction may begin before the final deed is registered, but it would be finalized prior to completion of the system.

Ms. Ledec asked whether F71 should reference the community solar component of the project. Mr. Ribeiro said that community solar is not a requirement of the RPP or the Technical Bulletin. Mr. Ribeiro said it may be better considered as a benefit of the Project, but the applicant could provide more comment. Mr. Vahora said that under state regulations the power will be distributed to low income communities and then to others in local communities. Ms. Ledec said she was satisfied without changes to the draft decision.

Ms. Ledec asked if there was confirmation that erosion and sediment control devices would be removed. Mr. Ribeiro said as they are not included in final plans they would have to be removed prior to a Final Certificate of Compliance. Raul Lizardi-Rivera, project engineer, said that the plans include details on removal of certain measures but others are intended to naturally decompose.

Ms. Ledec asked if there will be limit of work fencing. Mr. Lizardi-Rivera said that areas outside of the limit of work would not be touched and the erosion control plans show that that the limits would be staked and demarcated by silt fencing.

Ms. Ledec asked about if a decision was being made on the waiver. Mr. Ribeiro said that the waiver findings are included in the decision, and the waiver would be granted at such time the decision is adopted by the full Commission.

Mr. Grunwald said the review of the application had been very extensively reviewed. He said he was ready to make a motion to recommend the draft decision.

The Chair said that he would like the benefit regarding Open Space should be expanded to reference the Project exceeding Commission requirements. He said the retention of the sledding hill should also be included as a benefit. Ms. Ledec said that she agreed with his suggestions and would also add language on the benefits regarding the provision of new grassland habitat. Mr. Grunwald said he also would support those changes.

Mr. Druly said that the Project is not located in the areas recommended by the Commission's Solar Siting Tool. He said that he does not think the Commission's nitrogen loading calculations are correct. He said that the site was note graded for the golf course, and he has concerns about the proposed grading. He said the golf course and wildlife habitat would not be preserved. He said that the disturbance of land and the visual impacts from the project were not minimized. He said housing should be considered for the site. He said the project was not appropriate for Hatchville. He said the golf course is not a brownfield.

The Chair said that decisions are based on the Project as presented. He said that the Project is located in a solar overlay district as voted by Town Meeting. Mr. Druly said the Project must be located in a brownfield. Mr. Ribeiro said that there is not requirement that solar projects be located on brownfields. He said that the Solar Siting Tool was developed only for the purposes of planning. He said that the Commission can only make decision based on facts within the record and established science.

Motions

Hearing no further discussion, the Chair asked for a motion.

Mr. Ribeiro put minor amendments to the decision on the slide presentation based on the discussion of the subcommittee, which were later incorporated into the draft decision presented to the full Commission.

Mr. Druly asked if the motion was only to refer the Project to the full Commission. Mr. Ribeiro replied that it was to recommend the draft decision approving the Project.

Mr. Grunwald made a motion to recommend the draft decision approving the Project dor adoption by the full Cape Cod Commission with changes as discussed. Ms. Ledec seconded. The Chair took the vote by roll call.

Roll Call:

- Thomas Wilson, yes
- John Druly, no
- Catherine Ledec, yes
- Kevin Grunwald, yes

With three in favor and one opposed the motion carried.

The Chair then asked for a motion to adjourn. Mr. Druly made the motion and Ms. Ledec seconded the motion. The Chair took the vote by roll call.

Roll Call:

- Thomas Wilson, yes
- John Druly, yes
- Catherine Ledec, yes
- Kevin Grunwald, yes

All members voting yes, the motion carried and the meeting was adjourned at 5:41pm.

Materials Used

- Subcommittee Meeting Notice/Agenda
- Draft DRI Decision
- Subcommittee Minutes, 6/12/2025
- Staff Presentation