

September 23, 2019

Meeting opened at 6:40 p.m.

2019 OCT 29 AM 10:49

Planning Board members in attendance: Ms. Sobolewski; Mr. Schmid; Mr. D'Angelo

6:45 Pre-filing presentation for solar array at 0 Main Street

David Santos of Prime engineering presents an application on behalf of Main Street Solar, LLC. He submits a set of plans, application form, and two checks. He describes the location of the proposed panels on the existing bogs. There is a discussion amongst all board members as to the specific location of the property. The location of the property is identified by reference to the Zoning Bylaw.

Ms. Sobolewski informs Mr. Santos that the Board will want the applicant to provide a visual representation/depiction of the proposed screening at the public hearing. Mr. D'Angelo informs Mr. Santos that information pertaining to the composition of the solar panels and the proposed bond/surety information should be presented at the public hearing.

It is agreed that the public hearing on this application will be scheduled for a hearing on October 28, 2019 at 7:00 p.m. with a site visit to be scheduled on October 19th. Ms. Sobolewski agrees to coordinate with Mr. Santos and the applicant on the specific time for the site visit.

7:00 Continued public hearing – 0 Brook Street solar array, Phase II

Dean Smith of Borrego Solar appears representing the applicant and provides a revised SWPPP plan together with a response letter directed at the most recent comments of the board's consulting engineer, John Chessia, P.E.

Mr. Smith states that he has addressed the outstanding engineering comments. Mr. Chessia agrees to review the most recent submission and to confirm whether there are any outstanding engineering issues.

Mr. Smith requests that the Board provide an approval this evening because the funding for the project is time limited and the applicant does not want the financing to expire. Mr. Schmid discusses whether there is a possibility of conditioning the project so that there is a path to conclusion which would allow a vote on the site plan this evening. Ms. Sobolewski states that the Board could vote to approve the project, subject to conditions. Mr. d'Angelo is troubled by the claimed need and demand to sign the plans now and questions why the Board should be rushed into taking action simply because the applicant has delayed.

Ms. Sobolewski suggests that the Board could issue a letter noting what the open issues are and inquires as to whether that would be sufficient to secure financing. Mr. Smith does not know if that would work.

Mr. Chessia notes that the remaining engineering comments are minor. Mr. Schmid suggests that the outstanding engineering conditions could be added to the plans so

that there is no confusion on the part of the building department. Ms. Sobolewski is in favor of Mr. Schmid's suggestion.

Mr. Smith states that he has reached out to the police and fire departments for comments on the plan but has not received any responses. The Board has not received any responses from other boards or departments.

Mr. D'Angelo remains concerned about the adequacy of the bond and the composition of the solar panels, in particular, whether there are any hazardous materials contained in or composing the panels that could release contaminants into the environment.

Mr. Smith states that the panels are solid silicone and states that he has spec sheets for the panels indicating that they do not pose environmental issues.

Ms. Sobolewski moves to conditionally approve the Site Plan Application, subject to the inclusion of John Chessia's engineering comments on the plan and the Board's review and approval of a Bond, which may be 125% of the estimated decommissioning costs in such form as the Board deems appropriate in its discretion. No Building Permit to be issue prior to Planning Board approval of the surety. Mr. Schmid seconds. Unanimous vote.

7:25 Application submitted for solar array 0 Prospect Street

Rich Tabaczynski representing Clean Energy Collective presents application for dual use solar array on active bogs owned by Richard Johnston. Located on Prospect Street at the Plympton Middleborough line. Land is 41.2 acres with 12 acres of land used for the project. There is no proposed clearing of trees, only the bogs are being used. The panel height is 12 feet and the panels are set back 358' from the road. The application materials are accepted by the board and the project will be put on for a public hearing on October 29th at 7:30 p.m.

7:35 Board discusses the Bylaw Review Committee's work on the General Code Project and has no further comments to provide to the Bylaw Review Committee.

7:40 Board received a copy of the Environmental Notification Form filed by Eversource for the addition of another line of poles and power lines in the existing power line easement running from Kingston to Carver. Board reviews the ENF maps to ascertain the scope of work in Plympton. Discussion of whether there will be any impacts. The plans provided do not show any work outside of the existing easement and minimal to no impact otherwise. Consensus of the board is that no comment is warranted.

7:50 Discussion of zoning bylaw amendments prepared by Solar Working Group. Motion by Mr. Schmid to support the draft bylaw amendment with minor modifications made at the direction of Town Counsel. Mr. D'Angelo seconds. Approved unanimously.

7:55 Motion by Ms. Sobolewski to approve John Chessia's review of the newly submitted application for site plan approval for a solar array at 0 Main Street, seconded by Mr. D'Angelo. Approved Unanimously.

7:57 Motion by Ms. Sobolewski to approve John Chessia's review of the newly submitted application for site plan approval for a solar array at 0 Prospect Street, seconded by Mr. D'Ngelo. Approved Unanimously.

8:00 Motion by Ms. Sobolewski to adjourn, seconded by Mr. Schmid. Approved Unanimously.
