# TOWN OF PLYMPTON, MASSACHUSETTS

**PLANNING BOARD**

Plympton Planning Board - Minutes – 2/8/22

Members present: A. Sobolewski, J. Cohen, J. Schmid, P. D’Angelo

Meeting opened 6:30 PM

1. Call to Order/Agenda
2. Public Hearing 117 Lake Street

The proposed addition to the solar array existing on this property is approximately 2/3

of an acre. Mr. Schmid has recused himself from this discussion as an abutter. Conservation has reviewed and noted there is no issue with wetlands. The new array would be separate and would be 390ft x 70ft. Chris from Outback Solar states the existing screening should be sufficient. Site cannot be seen from the road. He was advised about applying for a waiver. There is a filtration trench already existing on site. They have reached out to the Fire Department and a letter from the Chief is included in the packet being submitted. Chis asked about the possibility of getting a waiver for the setback requirements. Ms. Sobolewski informed him those requirements are part of the zoning laws of the Town and the Planning Board may not be able to waive those. Mr. D’Angelo stated screening and setbacks were very important and the bylaws were passed with good reason. Applicant replied this project is not visible, therefore the screening shouldn’t be an issue. Ms. Sobolewski again stated the Planning Board may not be able to waive the setback required. Stated the applicant may need a variance which would have to come from the Zoning Board. Unfortunately, there may be an issue with financing if the project is out of compliance. Ms. Sobolewski will check with Town Counsel regarding the ability to waive setbacks. There are currently no plans to do a traffic study of the site however, Ms. Sobolewski would like to have some information about the expected traffic during construction. She also requested information regarding the method of installation. The installation is expected to take 3 days. There will be a chain link fence around the property. The Board would like to see green slats added for more privacy. Mr. Cohen asked if this site was dual usage. It is not. There will be no battery storage on site. Ms. Sobolewski asked about the number of trees to be cut down and if they were planning on marking them. Chris said there are a few to come down ad it will be no problem to mark them. Mr. D’Angelo asked about the height of the perimeter fence which is 6 ft. Ms. Sobolewski stated the discussion must be continued to a later date while the Board awaits Mr. Chessia’s review.

 Motion: Ms. Sobolewski to continue the Public Hearing on 117 Lake St. to

 February 22, 2022 at 6:30 pm.

 2nd: Mr. D’Angelo

 Approved 3-0-1 with Mr. Schmid abstaining

1. Minutes

Motion: Ms. Sobolewski to approve the minutes of 1/25/2022

 2nd: Mr. D’Angelo

 Approved Unanimously

Ms. Sobolewski notified the Board that they had some upcoming business to take care of. Bylaw review of land by tracks zoned as light manufacturing should be re-zoned as agricultural/residential. There is also an issue between Zoning and the General Bylaws for kennel licenses. The Board needs to find a way to clarify the language in the laws. Clarification is also needed for retreat lots.

Meeting adjourned 7:20 pm