

TOWN OF PLYMPTON, MASSACHUSETTS

PLANNING BOARD

Plympton Planning Board - Minutes – 11/1/2022

Members present: A. Sobolewski, J. Cohen, P. D'Angelo, J. Schmid
Meeting opened 6:30 PM

1. Call to Order/Agenda

1. Public Hearing **26 Granville Baker Way**

Steve Kelly with Sunrun solar appearing for the applicant who is proposing a 10,000 kilowatt solar array in the rear of lot. Ms. Sobolewski clarified this small scale array is to provide power to home owner. This array is to be built at the back of the lot next to a tennis court and beside what used to be a pool. Mr. Schmid looked at plan originally submitted and said the array is 10 panels high and 4 wide. The bottom of each panel is 2-3 ft off the ground. Ms. Sobolewski stated all required setbacks are met. She verified the trench from the array to the home would be landscaped after installation. The array does not seem to be visible from the road but Mr. Kelly could not verify it wasn't visible from any other structure. Ms. Sobolewski asked for photos possibly from neighbor homes to make sure the array is not in sight. Mr. Cohen asked about the possibility of the array being expanded in the future. Mr. Kelly stated that any and all arrays could be expanded. Mr. Cohen made it clear the applicant would have to appear before the Board before any expansion. Mr. D'Angelo asked if the array output would be below the 10,000 volt max output allowed. Mr. Kelly stated the interconnection information would have to come from the utility. He said he would try to get it from them although it's not something he normally provides. Ms. Sobolewski said as long as they certify output on the plan it should be ok. Meeting opened for public comment:

Marion Morgan 23 Granville Baker Way asked how this would affect the bogs. She also had some questions about dual or double axes and whether another transformer could be installed to add to kilowatt output. Mr. Kelly asked for clarification on the dual axes and assured Ms. Morgan there were none. The panels are stationary. The max output is 10,000 kw. Ms. Sobolewski stated the SPR and the Board can review where the array is put. Whether or not a transformer is installed is not the purview of the Board. Mr. Schmid asked for some more detail in the plans. Any homes which might be affected should be shown. Mrs. Morgan stated there is another neighbor who would like the opportunity to comment. Ms. Sobolewski asked if Mr. Kelly would appear at the next meeting.

Movement: Ms. Sobolewski to continue public hearing on 26 Granville Baker Way to November 15, 2022 at 6:40 pm.

2nd: Mr. D'Angelo

Approved Unanimously

1. **Public Hearing 182 County Rd.**

Mr. Kelly from Sunrun Solar appearing for the applicant stated this array is to be 9 panels wide by 4 long. The output is 10,000 kw. It is for the homeowner's use. The panels are to be installed behind an existing workshop on the property. Mr. D'Angelo stated the Board needs proof the neighbors could not see the array. Aerial photos would be helpful but if neighbors are willing, photos may be taken from upper floors in their homes. Ms. Sobolewski reminded Mr. Kelly if the panels can be seen they must be properly screened. Sarah Nicotri of 28 Rebecca Way stated the lot is very tree filled right now, is there a known radius of trees that might be coming down. Mr. Kelly stated it is his understanding that all tree removal has been completed. Ms. Sobolewski stated the Board could make that part of the decision and penalties could be built in. If there is a view of the array, native plantings would be required. Jim Sweeney 24 Rebecca Way stated he could see the workshop from the edge of his property. Ms. Sobolewski said it is common for the Board to ask for elevations from the 2nd floor. She assured Mr. Sweeney the Board wanted to make sure he was screened properly and would ask the applicant to provide fencing if necessary. Mr. Schmid added a small berm could be constructed to aid screening. Mr. D'Angelo stated you should be able to look out any window and not see the array. Ms. Sobolewski suggested Mr. Kelly speak with the people in attendance about their concerns.

Movement: Ms. Sobolewski to continue hearing on 182 County Rd. to
November 15, 2022 at 6:45 pm
2nd: Mr. D'Angelo
Approved Unanimously

4. **New Business**

Ms. Mercier representing applicant at 65 Spring St. Her client is asking to resurface 3 signs. Mr. D'Angelo asked if the signs are illuminated. Only the monument sign. Ms. Sobolewski said she will have to check the bylaw for lighting signs because the two resurfaced signs would be fine but the lighting could be an issue. Mr. D'Angelo asked if the new sign would be any different in size. Ms. Mercier stated the existing frame would be used and the new sign would be the same size. Ms. Sobolewski stated the Board would need something to show the directional signs existed prior to 5/18/2001 which is when the bylaw was changed. Mr. D'Angelo said if modifications are being proposed to a non-conforming sign, some information about the effect on the neighbors should be included with the application. A new application with some more information was requested.

Movement: Ms. Sobolewski to continue hearing on 65 Spring St. to
November 15th at 6:50 pm
2nd: Mr. D'Angelo

Approved Unanimously

6. Minutes

Movement: Ms. Sobolewski to approve the minutes of October 4, 2022 as written

2nd: Mr. D'Angelo

Approved Unanimously

Movement: Ms. Sobolewski to approve the minutes of October 18, 2022 as written.

2nd: Mr. D'Angelo

Approved Unanimously

