



## TOWN OF PLYMPTON, MASSACHUSETTS PLANNING BOARD

Plympton Planning Board – Minutes – September 23, 2020

Meeting opened at 5:33 p.m. members present A. Sobolewski, J. Cohen; J. Schmid; and J. MacDonald

Mr. D'Angelo arrived at 5:38

1. 5:30 — Public Hearing — Michael Lemieux and Jennifer MacDonald for Site Plan Approval to construct a small retail store (401 sq ft) at 4 Mayflower Road. Ms. MacDonald recuses herself.

Mr. Lemieux presents the project. The building is an existing 2 family structure with a barn located off the back of the structure with the intention of creating a small retail space in the rear to sell antiques and local goods. The store will be open on weekends to start. There are six (6) parking spaces one is for an employee and four to five for average potential traffic flow. There are 2 ada compliant spaces that are within the path to ada compliant doors and thresholds. There is an ada compliant bathroom in the retail space. The retail space is 401 sf in total. All of the lighting and signage complies with the bylaws with the lighting being in compliance with the dark sky bylaws. The emergency egress is motion censored but is also downward facing. The only signage that is proposed is a wood crafted handmade sign. A letter from the architect is submitted with the application materials.

The landscaping includes a wildflower meadow on top of the new septic system. They proposed a mixed medium of reprocessed asphalt millings for the parking lot. The project is designed to minimize stormwater runoff and to maximize drainage.

They are asking for one waiver in terms of the traffic study because of the nature of the business and the size of the space.

They have provided the ZBA approval for the two-family.

The hours of operation are proposed as 10 am to 7 pm Friday to Sunday - pending what happens with the pandemic.

Mr. D'Angelo asks about the store and notes that the applicants have done an excellent job with the property and that it improves the corner.

Mr. Schmid notes that he visited the site on Saturday. The building is existing with an existing parking area and includes three spaces for the residential parking. He recommends that the project not need to be reviewed by the consulting engineer but

recommends that we condition the approval as follows: The Property Owner, current or future, shall come before the Board should any complaints or concerns be raised from safety officials, immediate abutters, or Planning Board Member should the project appear to negatively impact local traffic, site traffic circulation, stormwater management, site lighting, site landscape, and/or site accessibility. The Property Owner shall work with the Planning Board in good faith to resolve said issues. The Planning Board has the right to request the Building Inspector to halt the commercial activities until the issues are resolved.

The Board agrees that the condition is appropriate.

No members of the public have questions.

Ms. Sobolewski moves that the Board close the public hearing. Mr. Schmid seconds. The vote is unanimous in favor of closing the public hearing

Ms. Sobolewski moves that the Board approve the site plan subject to the condition stated by Mr. Schmid. Mr. D'Angelo seconds. The vote is unanimous in favor. .

2. 5:46 Continued Public Hearing – BE RE, LLC for Site Plan Approval to construct a proposed solar facility under Zoning Bylaw Section 6.10- Solar Facilities – dual use with cranberry bogs on land identified as 131/137 Ring Road, owned by Roger A. Correia M/B/L 8/2/29.

David Kelley Meridian Associates appears for the applicant. With him is Iain Ward.

Mr. Kelley notes that we had a site walk in August and there were concerns raised by members of the Board and abutters. They now propose a two foot tall berm built along the edge of the existing bogs with an 8 foot tall chain link fence with green slats. Around the battery pads and inverters we have added additional plantings to provide screening from the street. They responded to the comment letter from John Chessia. The Conservation Commission approved the project last week. They provided additional information in response to the comment letter together with a letter from the Fire Chief.

Ms. Sobolewski requests that the slats in the fence be black instead of green and Ms. MacDonald agrees with that request. The Applicant agrees to make the slats black.

Mr. Schmid asks further questions about the location of the fence and the berm as well as the additional landscape plantings. Mr. Kelley notes that the panels are set 300 feet back from the road.

Mr. D'Angelo asks whether the abutter views will be screened. It is noted that the fence extends along the entire property line. Mr. D'Angelo asks for the specific details on the composition of the panels. The applicant states that the panels are called a mono diamond cell and they are PID free. Mr. D'Angelo asks for specific information about exactly what the panel is made out of. He also notes that the bond requirements needs to be strictly polices and the property owner should be concerned about the bond requirements.

The discussion is opened to the public

Holly Dyar 118 Ring Road asks to see the proposed changes to the plans. Mr. Kelley points out where her house is located.

Dawn Hastings-Ely 108 Ring Road. She is concerned that 10 feet height for the fence will not obscure the view. Mr. Kelley states that the fencing will extend for 500 feet and it will end at the second dike road. She is concerned that the panels will not be screened from her house and thinks that it is strange that no vegetation is proposed for this project.

Mr. Schmid notes that he does not think there is any way to totally screen the project from view using the fence because of the cleared Edison land. He suggests that some screening be proposed for the abutter's property. Mr. Schmid suggests that the applicant put some plantings on her property and the applicant states that they are willing to discuss that with the applicant.

Mr Kelley notes that the panels will be behind a 13 foot tall screen.

Ms. Hastings-Ely asks who owns the truck that pumps the water and who would be responsible to move it. The applicant states that the truck is integral to the operation of the bogs and then if the bogs are not operational.

Holly Dyar asks Mr. Kelley to repeat the height of the panels is 12 feet and the bottom of the bog is 2 feet.

Walter Dyar, 118 Ring Road wants to ask open questions about the type of lithium batteries being used in the battery area and he wants to know what the battery type is. He states that this application as proposed is dual use and he has not heard any discussion about what constitutes success or failure for the dual use project. He states that he has been in correspondence with a professor at UMass Amherst about this.

Ms. Sobolewski explains that the Board can condition the approval with a requirement that the Applicant certify compliance with the state dual use program annually, but the success or failure of the agricultural operation is not within the Boards jurisdiction.

There being no further questions at this time from the Board and Public, the Applicant requests a continuance to 10/21 at 5:30 p.m Ms. Sobolewski moves to continue the public hearing to October 21 at 5:30 p.m. Mr. R'Angelo seconds, the motion is unanimous in favor.

3. 6:29 Continued Public Hearing – BE RE, LLC for Site Plan Approval to construct a proposed solar facility under Zoning Bylaw Section 6.10- Solar Facilities – dual use with cranberry bogs on land identified as 126 Ring Road, owned by Wayne Dunham M/B/L 8/1/27 and 27A.

Ms. MacDonald recuses herself

David Kelley Meridian Associates appears for the applicant. With him is Iain Ward.

Mr. Kelley presents the changes to the plan as a result of the site walk. They have proposed additional plantings - red cedar around the sides of the fenced in areas and then some red cedars at the end of the path.

Mr. Schmid notes that it is a good site and well screened.

Discussion is opened to the public.

Ms. Holly Dyer asks to see the renderings and Mr. Kelley points them out.

Ms. Candace MacKenna-Imlach asks a question about the landscape plantings.

The Applicant requests a continuance to October 21.. Ms. Sobolewski moves to continue the public hearing to Wednesday October 21, 2020 at 5:35 pm. Mr. D'Angelo seconds - Vote is unanimous in favor

#### 4. 6:34 Continued Public Hearing on Modification to Site Plan Approval - 61 Upland Road –

Brandon Smith and Zack Barkus of Borrego Solar appears on behalf of the applicant. Mr. Barkus explains that the point of interconnection was moved by the utility from the Driveway on Brook Street to the Upland Road area. There have been changes to the project since it was originally proposed. He wants the project to fit well and they wanted to entertain the screening proposals.

Ms. Sobolewski asks whether there are any renderings to show what the abutter's view will be. Mr. Smith has a rendering that shows how the views will be from Ms. McKenna Imlach's house and the other abutter's house. Mr. Barkus describes that the ground mounted items will be large and surrounded by gravel and they believe that this will be a less intrusive approach.

Mr. Schmid asks whether the poles are up against the tree line. The rendering demonstrates that one abutter will not see the poles because they are tucked against a tree line and the other abutter's house is approximately 1,000 feet from the poles

Mr. Barkus states that Mr. Randall and the property owner have spoken and and they are going to have their attorneys review the documents with respect to the title issue.

Discussion is opened to the public.

Jim Imlach, 25 Dukes Brook Road, states that the route is closer to his house and he does not like that option. There is extensive discussion about the location of the poles. The applicant agrees to provide a rendering showing the views from the abutting property owners land.

Candace MacKenna-Imlach, 25 Dukes Brook Road. She is not clear as to why the project was moved from Brook Street to Upland. She would like to understand why this is being moved to this location. Mr. Barkus states that when they originally permitted the project, they wanted to interconnect on Brook Street and that is what they asked for but they knew that there might be a problem. They challenged the utility because the utility's standards prohibit them from interconnecting on other people's properties. They did not want to move the poles because it will cost a fortune to move the energy underground in conduit from the original location but they have fought the utility and lost.

Ms. Sobolewski inquires as to whether they have a copy of the plans as signed by the previous board. Mr. Smith states that they do not have a permit copy signed by the previous board. They reached out to Evan Watson and he does not have anything from the board. The applicant agrees to provide additional information from Evan Watson to confirm the approved plan.

Candace MacKinna-Imlach asks for the dimensions and models of the equipment that will be on the poles to see what they will specifically be. Mr. Barkus states that they will bring photos of the equipment to the next meeting.

Jeff Randall, 98 Ring Road. He spoke with Mr. Barkus and wonders what will happen if there is a title question. Mr. Barkus states that the project would not be underwritten if they do not own it.

Christine Joy, Dukes Brook Road, stated that it is unfortunate that the Applicant can't run the electrical through Brook street because of they had then none of the abutters would be here. Mr. Barkus explains that they really tried to make it work but failed.

The Applicant agrees to provide a profile, photos and information from Prime Engineering; they will have their attorney provide a summary of the status of the ever source issues and they will meet with Mr. Randall.

The Applicant requests a continuance to 10/7 at 5:30 p.m Ms. Sobolewski moves to continue the public hearing to Wednesday October 7, 2020 at 5:30pm. Mr. D'Angelo seconds - Vote is unanimous in favor

4. 7:13 Continued Public Hearing -- Continued Public Hearing 399 Main Street -- Site Plan Review for Large Scale Photovoltaic Project.

The applicant requested a continuance by letter. Ms. Sobolewski moves to continue the public hearing to Wednesday October 7, 2020 at 5:35 pm. Mr. D'Angelo seconds - Vote is unanimous in favor

5. New Business

Joe Webby - Stevens property on West Street. They want to create 2 new lots off of West Street with more than 5 acres for a mounded system and then to add land to the Anderson property at the corner so that a mounded system can be created. The lots have sufficient frontage and average on a public way. The Board reviews the plans and determined that it met the requirements for an ANR plan. The Board signed the plans.

Old Business:

The board reviewed the draft minutes for the September 9, 2020 meeting. Ms Sobolewski moves to accept the Minutes as written, Mr. Schmid seconds, vote is unanimous in favor.

Bills are reviewed and warrants issued for payment.

7:17 p.m. Motion to adjourn made by Ms. Sobolewski, Mr. Cohen seconds unanimous vote in favor.