



TOWN OF PLYMPTON, MASSACHUSETTS PLANNING BOARD

Plympton Planning Board – Minutes – 12/9/2020

Meeting opened at 5:37 p.m. members present A. Sobolewski, J. Cohen and J. Schmid.

1. 5:37— Continued Public Hearing -- Continued Public Hearing 399 Main Street – Site Plan Review for Large Scale Photovoltaic Project.

Dean Smith of Borrego Solar appears representing the Applicant. He is submitting revised information. He states that he re-noticed the abutters and provided green certified mail cards; as well as 8 copies of the revised plans, the stormwater management report and photos depicting the landscape screening.

Mr. Smith explains that the project was originally sited to the rear of the property but the environmental scientist working for the Conservation Commission flagged the wetlands to the rear and the project had to be pulled into the central oval area and away from the wetlands in the back of the property.

Mr. Smith provides the following comments: The array is 6.1 acres inside the fence. The racks are supported with ground screws. There is no excavation associated with the construction. It will have a continuous seven foot tall fence around the site with lock boxes at the north and south of the site. They are stabilizing the area around the perimeter to allow for emergency access. The site will be unmanned.

Mr. Smith states that they are working with Dave Foster out of Plymouth on the landscape design. The new plans have a more enhanced landscape design.

Ms. Sobolewski questions whether they have talked with the Fire Chief about the emergency access and Mr. Smith notes that he had sent a plan but has not heard back from the fire chief about this and he agrees to reach out to the fire chief for a letter.

Mr. Smith notes that the response letter in the plan set being submitted today provides a response to the comments of the peer reviewer. He describes the new renderings of the panels with the proposed landscaping. The renderings show the area where the panels will be located, then with the panels added, then with the vegetation at planting and then with the vegetation after five years of growth. Some of the ornamental plantings are deciduous so they will bloom. The second set of views are existing, with the system shown, then after planting and finally after 5 years of growth. And the third set of photos is the corner of the northern part of the system with the renderings following the same pattern as to what they depict as the previous two sets.

There is an aerial representation of the view from Mr. McDermott's property which depicts the system and the proposed landscaping. Ms. Sobolewski notes that you can still see the system from the second floor view on that representation.

Mr. Schmid discusses whether or not they could pull the array back from that corner and put the horse operations back in that area so that there would be less of an impact on the view from Mr. McDermott's property.

Mr. Smith suggests that he can speak with the Conservation Commission to see whether there could be more plantings in the wetland area near the property line in order to provide some better screening.

He also offers to provide a glare study.

An abutter, Ms. Llanes asks about approvals from Carver with respect to the runoff. Mr. Smith explains that the ground is open beneath the modules and the stormwater flow patterns should remain the same. They are adding a stormwater basin on the property that will be a little bigger than the one that is on the property at the present which will take the additional impervious area. They have modeled the runoff from the site to demonstrate that there will not be additional runoff from the solar array.

Mr. Cohen asks whether there will be slats going through the chain link and Mr. Smith offers to take a look at that.

Mr. Cohen asks whether there is any noise from the array. Mr. Smith notes that there are transformers located on the equipment pad that release a low hum. The energy storage area does have air conditioning units that generate about 70 decibels when you are within 1 meter of them. By the time that you are 200 feet away it drops down to an ambient noise level. The state regulators allow you to not increase the noise over ten decibels at the property line. The equipment is more than 500 feet from the McDermott property line.

Mr. Smith describes the project lighting as follows: Illumination only in the pad area. One light pole that is 9 feet down that is shielded and directed downward and some lights on the energy storage area. All are motion activated, downward facing and shielded.

Ms. Sobolewski asks what color the battery storage area is going to be and suggests that a dark green color would make it less visually obtrusive. Mr. Smith will see whether they can specify a different color.

The applicant requests a continuance to the next meeting.

Ms. Sobolewski moves to continue the public hearing to Wednesday January 13, 2021 at 5:50 pm. Mr. Cohen seconds - Vote is unanimous in favor

2. 6:10 —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.

The Applicant has requested a continuance by e-mail correspondence. Ms. Sobolewski moves to continue the public hearing to Wednesday January 13, 2021 at 5:40 pm. Mr. Cohen seconds - Vote is unanimous in favor

3. 6:12 —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.

The Applicant has requested a continuance by e-mail correspondence. Ms. Sobolewski moves to continue the public hearing to Wednesday January 13, 2021 at 5:45 pm. Mr. D'Angelo seconds - Vote is unanimous in favor

4. 6:15 Old Business:

The board reviewed the draft minutes for the November 18, 2020 meeting. Mr. Schmid moves to accept the Minutes as written, Mr. Cohen seconds, vote is unanimous in favor.

6:17 p.m. Motion to adjourn made by Ms. Sobolewski, Mr. Schmid seconds unanimous vote in favor.