

TOWN OF PLYMPTON, MASSACHUSETTS PLANNING BOARD

Plympton Planning Board - Minutes - 1/13/2021

Members present: A. Sobolewski, J. Cohen, J. Schmid and P. D'Angelo
Meeting opened 5:33 pm

1. Call to Order/Agenda
2. 5:35 pm Request of Plympton Lake Street Solar, to modify Condition #14 in the Site Plan Approval for land at 0 and 37 Lake Street. Said condition states:

Prior to the commencement of construction or site work, the Applicant shall provide the Planning Board and Building Inspector with evidence that the Natural Heritage escrow fund for the installation of replacement habitat on decommissioning has been established and shall provide the contact information for the Natural Heritage representative responsible for overseeing the habitat replacement upon decommissioning. If, during the life of the project, the Applicant is informed that the Natural Heritage representative responsible for overseeing this project changes, the Applicant shall provide notice to the Planning Board and the Building Inspector of the change in the identity of the reviewer.

Greg Sampson and Pat Jackson appeared on behalf of the applicant. Stated Natural Heritage had made the decision to get rid of escrow. Ms. Sobolewski stated the copy of the Natural Heritage letter should be attached to the plan. The applicant has agreed to place a conservation restriction on part of the site as a condition of the Conservation permit process. Ms. Sobolewski asked for public comment; no one had any. Stated this would be a simple change. Ms. Sobolewski stated she would draft an amendment deleting condition #14.

Motion: Ms. Sobolewski to adopt a revision to #14 of the 0 and 37 Lake Street solar project, leaving in place all articles previously agreed to.

2nd: Mr. D'Angelo

Unanimously approved.

Pat Jackson stated the Assessor has requested a signed copy of the site plan. They are working on a PILOT agreement. Ms. Sobolewski stated a signed plan would be available once the Town House reopened.

3. 5:50 pm Request of Plympton Main Street Solar, LLC to modify the approved Site Plans issued for land at 0 Main Street and Mayflower Road. The applicant has requested a

substitution for plants on the original plans and a movement of the fence. Greg Sampson, Evan Watson and Pat Jackson appeared for the applicant. Mr. Sampson stated the changes were almost imperceptible on the plan. The fence had been shifted to the other side of the road and the plantings had been changed to fit with the homeowner's request for a better fit with the agricultural nature of property. The gate was shifted a small amount. The updated site plans show the shift in gate will not affect the site lines. Mr. Sampson stated the number of plants had not changed but the homeowner would prefer high bush blueberry bushes instead of the viburnum bushes originally planned.

Mr. Schmid asked if the fence was at the same elevation and if the access road remained outside the bog area. Mr. Watson replied there was to be stockade fence outside to maintain screening with a chain link fence inside the area.

Ms. Sobolewski stated she was concerned about the changes. The blueberry bushes are not as nice as the viburnum in her opinion. Mr. Cohen asked for some clarification about the fence. Mr. Sampson stated it had been moved closer to the bog. Ms. Sobolewski stated her initial concern had been allayed as the panels would not be visible.

5:56 pm Ms. MacDonald joined the meeting, stated she is an abutter and recused herself from this discussion.

Ms. Sobolewski opened the meeting to the public. Roseanne Fallis asked if there were any pictures available of the proposed bushes and wondered if any rhododendrons were to be planted. She is concerned about the Mayflower Road side of the property. Mr. Sampson stated the plants were in the same family. There are no evergreens. Colleen Dahlen suggested that the Arrowwood plants originally part of the plan would be nicer than the blueberry and because

they were being placed for the abutters, she requests the plantings not be changed. Mr. Sampson asked for clarification of Ms. Fallis' point. Ms. Fallis stated she is concerned about the number of trees that have fallen in that area but would also request the plantings not be changed. Ms. Sobolewski stated the viburnums originally suggested flower differently than blueberries and are

attractive to birds. She is fine with the changes to the fence but not the plants. Mr. D'Angelo stated he was agreeing with Ms. Sobolewski. Mr. Cohen also stated he agreed.

Motion: Ms. Sobolewski to adopt the proposed changes to the fence and to the gate but the plantings would remain as proposed in the original plan.

2nd: Mr. D'Angelo

3 in favor, 1 abstention (Ms. MacDonald (abutter))

Mr. Sampson was informed signed plans would be available when Town House reopens. Ms. Sobolewski asked Mr. Sampson to send the revised plan to the Planning Board via the Fire Department.

4. 6:20 pm Ring Road Continued Public Hearing on the application of BE RE, LLC for Site Plan Approval to construct a proposed solar facility.
- Ms. Sobolewski stated Mr. Chessier had received the plans that day and needed time to review. The next meeting would be scheduled tonight however he will not be available on the 10th or the 27th. February 3rd would be an option.
- The main revision is which is being handled by Weston & Sampson. Steve Wiehe from Weston & Sampson worked with Mr. Cohen on test kits and filtration kits. Two sets of information have been filed including a 23-24 page letter. Nine of 18 pages of the plan have been updated. In the stormwater report for Ring Road it shows 41 acres of soil. Mr. Wiehe stated small bioretention areas might be a solution. He offered to show the Plans. Ms. Sobolewski stated there was no need unless the public requested. She asked if Any board member had a comment. Mr. D'Angelo stated he had read through the 123 pages of spec sheets he had received looking for a sheet explaining what was in the modulators. He is also questioning why the Town is responsible for renewing bonds every five years. He feels that should be the property owner's responsibility. He suggested the possibility of having a review engineer on site to verify what was in the panels. Adam Schumacher of NextSun Solar stated these were silicon modulators, mono-crystalline as opposed to cadmium telluride. Mr. D'Angelo asked if that's all that was in them. Mr. Schumacher showed a screenshot of specs showing the panels are mono-crystalline. Mr. D'Angelo raised questions about the hazardous nature of the panels. Stated there is no way to tell from the specs he received that the panels are indeed non-hazardous. Ms. Sobolewski asked if there was a single sheet showing exact makeup of panels and verifying they were non-hazardous. Mr. D'Angelo reiterated this should be a lot simpler. No necessity for 127 pages. Mr. Schumacher stated he is happy to have a review-engineer look at everything delivered. He will also try to get a simple spec sheet listing the information requested. It was clarified the panels are made in China. Ms. Sobolewski stated that any agreement could condition materials not approved.
- Mr. D'Angelo thought the property owner should be more concerned. Mr. Cohen asked which type of panel was more expensive. Mr. Schumacher stated they were comparable. The main difference had to do with where they were being used. Thin film panels are used mainly in desert climates. Meeting opened for public comment. Walter Dyer stated Mayflower Road is surrounded by chainlink, why is this different? Mr. Schumacher explained the dual agro purpose of the property, Fences and gates would be used along the road but would be a hindrance all the way around. Mr. Dyer asked about a conduit and where it might be placed. Mr. Schumacher responded it would be south of the Town Line from the Correia property across to the Dunham property. He had appeared before the Select Board for approval which is subject to Planning Board approval. He assured Mr. Dyer the rods used are made of zinc. No lead leaching. Holly Dyer questioned who would be responsible for maintaining the fencing and is concerned about compliance with

Conservation bylaws. Ms. Sobolewski explained Mr. Schumacher is representing the applicant. Any approval of this project would be contingent on the Conservation Committee permits. Ms. Dyer is worried about public access because fence is only across

the front of property. Also concerned about maintenance of fence. Ms. Sobolewski stated conditions regarding access and maintenance could be included. Mr. Schumacher stated that some neighbors wished to continue walking their dogs around the bogs. Ms. Dyer asked about the height of the fence vs. the height of the panels. Mr. Schumacher referred her to the diagram and said the fence did a good job of screening. Ms. Sobolewski explained the property would not be fully fenced because the bogs would be in use. Ms. Sobolewski to Mr. Schumacher - you will have to have a lock box and give a key to the Fire Department.

Motion: Ms. Sobolewski to hold the next meeting February 3rd, 2021 at 6:00 pm.

2nd: Mr. D'Angelo

Unanimously Approved

Motion: Ms. Sobolewski to Continue the hearing on Ring Road to February 3rd, 2021 at 6:00 pm.

2nd: Mr. D'Angelo

Unanimously approved

5. 6:45 pm 126 Ring Road, Continued Public Hearing. There was a request to make the facility door a dark color. Ms. Sobolewski stated it would be less obtrusive. Mr. Schumacher stated he had seen them in dark green.

Motion: Ms. Sobolewski to continue the hearing to 2/3/2021 at 6:05 pm

Second: Mr. D'Angelo

Unanimously approved

6. 6:50 pm 399 Main Street and Mayflower Road. Ms. Sobolewski stated the applicant has asked for a continuance. She asked for opinions on setting next meeting for 2/3/2021 or giving them until 2/17/2021 to give peer reviewers a chance to answer questions.

Motion: Ms. Sobolewski to continue the meeting for 399 Main Street and Mayflower Road to 2/17/2021 at 6:00 pm.

2nd: Mr. D'Angelo

Unanimously approved

7. 6:55 pm Approval of Minutes

Motion: Ms. Sobolewski to approve 12/9/2020 minutes as written

2nd: Mr. D'Angelo

Unanimously Approved

Meeting Adjourned 7:00 pm

