

TOWN OF PLYMPTON, MASSACHUSETTS PLANNING BOARD

Plympton Planning Board - Minutes - 6/7/2021

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

Meeting opened 6:01 PM

1. Call to Order/Agenda.

Motion: J. Schmid to appoint Ms. Sobolewski Chairperson of the Board

2nd: Mr. D'Angelo

Approved 3-0 with Ms. Sobolewski abstaining

Motion: Ms. Sobolewski to appoint Mr. Schmid as Clerk of the Board

2nd: Mr. D'Angelo

Approved 3-0 with Mr. Schmid abstaining

Motion: Ms. Sobolewski to ratify all motions of the past year

2nd: Mr. D'Angelo

Approved Unanimously

2. Continued Public Hearing on 399 Main St.

Mr. Smith of Borrego solar showed the new site plan. A berm and a solid fence have been added to provide more screening. Plantings have been added and are detailed. The plan has been sent to the Fire Chief for approval. Ms. Sobolewski questioned the height of the berm. It is 3 ft. with an 8 ft. fence sitting atop. The berm is expected to have little to no effect on water flow. Ms. Sobolewski stated the Board needs to have proof of the Fire Chief's approval. An abutter Gary asked if height could be added to the berm in order to ensure the view would be blocked. Mr. Smith stated the berm was high enough at 3 ft. and there are also a lot of trees being planted to block. That abutter did admit there were a lot of plantings. Ms. Sobolewski asked to review the landscape plan. Mr. Smith showed the plan and summarized there are 165 trees. All plantings are native to the area. There will also be 47 shrubs planted. Mr. McDermott, another abutter asked if the plantings failed what would happen. Ms. Sobolewski explained there would be a bond held by the Town.

Motion: Mr. Schmid to close the hearing

2nd: Mr. D'Angelo

Approved Unanimously

Motion: Ms. Sobolewski to grant relief from providing Developmental Impact Statement

2nd: Mr. Schmid

Approved Unanimously

Motion: Ms. Sobolewski to approve the construction of a Large Scale Ground Mounted Photovoltaic Solar Facility based on a plan submitted April 27, 2021, subject to conditions.

2nd: Mr. D'Angelo

Approved Unanimously

Motion: Ms. Sobolewski to adopt the General Conditions for 399 Main St.

2nd: Mr. D'Angelo

Approved Unanimously

Motion: Ms. Sobolewski to adopt the Prior to Construction conditions

2nd: Mr. D'Angelo

Approved Unanimously

Motion: Ms. Sobolewski to adopt the Construction and Operations conditions

2nd: Mr. D'Angelo

Approved Unanimously

Motion: Ms. Sobolewski to adopt the Prior to Completion conditions

2nd: Mr. Schmid

Approved Unanimously

Motion: Ms. Sobolewski to adopt the Decommissioning conditions

2nd: Mr. D'Angelo

A letter will be printed and signed by the Board the 21st of June. The 20 period will begin on the 22nd. Borrego is to get the completed plans to Ms. Sobolewski so that she may sign them on the 21st of June.

3. 165 Palmer Rd.

Mr. D'Angelo recuses himself from this matter. Mr. Kevin Grady stated a revised plan was submitted May 11th and he received comments back, dated June 1. Landscaping at the site has been modified, arbor vitae and deciduous trees have been added. Ms. Sobolewski stated the idea is to create something that looks natural. Mr. Grady stated a swale has been added and there will be some lawn. Ms. Sobolewski warned against euonymus as the deer will eat it. Mr. Grady responded he would discuss with the landscaper. A variety of plants were suggested, such as blueberries, viburnums and red maples. Plants should add interest and life to the site. Mr. Grady wants to request a waiver from landscaping the back of the site. Trees exist in that area. Ms. Artiano stated the building would be tan or gray. There is no developmental impact statement, there will be no outdoor storage at this time. Mr. Schmid asked to have this noted on the plans along with what will be stored. The parking spots and lights should also be visible on the plans. A plan with truck specs should be included along with turn radius, this applies to emergency vehicles as well. Mr. Grady would prefer not to do a double ring test on the soils. The soils are not good but he

is aware state standards for stormwater drainage must be met. Mr. Schmid requested more details on the water management. Mr. Grady is leaning toward a sand filter system. It would meet regulations and larger storms would be handled. Mr. Schmid stated there was no ideal solution with this particular site. The plan currently includes roof access ports for cleaning. Mr. Schmid asked if the size of the pipes would be sufficient at 8 in. He suggested 12 in pipes going in and 18in coming out however he was not going to push for that if Mr. Grady felt it was sufficient as is. Mr. Cohen asked about the number of parking spaces needed. 20 for employees and 8 for deliveries. Mr. Cohen comfortable with that. Mr. Chessia suggested making the retention basin 50% bigger than the plan. He felt the recharge could be eliminated if the basin was bigger. He asked if Mr. Grady had looked at extended detention. He felt it would get the site closer to regulation, he also stated a sand filter is high maintenance. Mr. Grady apologized for not having a plan showing the updated lighting. Ms. Soboleski questioned the lack of windows on the second building. Ms. Artiano said they could add some windows, the building is currently 80% designed. Ms. Sobolewski asked to be provided with the color of buildings, trim, windows and doors.

Movement: Ms. Soboleski to continue the hearing on 165 Palmer Rd. to June 21st at 6:10 pm.

2nd: Mr. Cohen

Approved 3-0 with Mr. D'Angelo abstaining

Movement Ms. Sobolewski to approve the minutes of June 7, 2021 as written

2nd: Mr. Schmid

Approved Unanimously

Meeting adjourned at 7:40 pm.