

TOWN OF PLYMPTON, MASSACHUSETTS
PLANNING BOARD

Plympton Planning Board - Minutes – 4/4/2023

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

2023 APR 20 PM 1:24

1. Call to Order/Agenda
2. **61 Upland Rd. Solar**
Greenbacker still needs to submit bond paperwork. Building Department will not grant permits until they have signed plans and confirmation of receipt of bonds.
3. **117 Lake St. (Continued)**

There was a visit to this site. All paperwork has been submitted. The plans submitted November 28, 2022 are the most recent. The new footprint is approximately 90x390 with fence.

Movement: Ms. Sobolewski to close public hearing
2nd: Mr. D'Angelo
Approved Unanimously

Movement: Ms. Sobolewski to waive setback requirement in 300-6.10 E4
2nd: Mr. D'Angelo
Approved Unanimously

Movement: Ms. Sobolewski to waive requirement 300-6.10 E5
2nd: Mr. Cohen
Approved Unanimously

Movement: Ms. Sobolewski to waive requirement 300-6.10 6A (ZBA approved)
2nd: Mr. D'Angelo
Approved Unanimously

Movement: Ms. Sobolewski to waive requirement 300-6.10 F 2a1
2nd: Mr. D'Angelo
Approved Unanimously

Movement: Ms. Sobolewski to waive requirement 300-6.10 and 7 C 3a-g
2nd: Mr. D'Angelo
Approved Unanimously

Movement: Ms Sobolewski to waive 300-6.10 F 2a 1-3
2nd: Mr. D'Angelo
Approved Unanimously

Movement: Ms. Sobolewski to waive 300-6.10 F 3d and 5-5.3
2nd: Mr. D'Angelo
Approved Unanimously

Movement: Ms. Sobolewski to waive 4-4.2
2nd: Mr. D'Angelo
Approved Unanimously

Movement: Ms. Sobolewski to waive 4-4.7
2nd: Mr. D'Angelo
Approved Unanimously

Movement: Ms. Sobolewski to waive 4-4.13
2nd Mr. D'Angelo
Approved Unanimously

Movement: Ms. Sobolewski to waive 4-4.15
2nd: Mr. Cohen
Approved Unanimously

Movement: Ms. Sobolewski to waive 4-4.19
2nd: Mr. Cohen
Approved Unanimously

Movement: Ms. Sobolewski to waive 4-4.22
2nd: Mr. Cohen
Approved Unanimously

Movement: Ms. Sobolewski to approve Site Plan Review for a medium size
ground mounted photovoltaic solar array subject to conditions
2nd: Mr. Cohen
Approved Unanimously

Movement: Ms. Sobolewski to adopt General Conditions of Approval
2nd: Mr. D'Angelo
Approved Unanimously

Movement: Ms. Sobolewski to adopt Prior to Construction Conditions
2nd: Mr. D'Angelo
Approved Unanimously

Movement: Ms. Sobolewski to adopt Construction and Operation Conditions
2nd: Mr. D'Angelo
Approved Unanimously

Movement: Ms. Sobolewski to adopt Prior to Completion Conditions
2nd: Mr. D'Angelo
Approved Unanimously

Movement: Ms. Sobolewski to adopt Decommissioning Conditions
2nd: Mr. D'Angelo
Approved Unanimously

4. 165 Palmer Rd.

Ms. Sobolewski informed all abutters that certified mail was sent to each of them but letters were not picked up. They were informed to change their mailing address at the Assessor's Office during business hours. Owners of the horse clinic at 151 Palmer Rd. have filed multiple complaints with the Building Department. Ms. Sobolewski informed abuttes Planning Board is very limited in what they can do. Zoning/Building should be enforcing any violations. Ms. Sobolewski stated the review engineer had been to the property prior to approval. Mr. D'Angelo suggested it would be a good idea to have him go visit the property now. Ms. Sobolewski said Mr. Chessia could check whether the property was in compliance with Site Plan Review approved. Disposal of liquid or leachable waste is prohibited in the bylaws as well. Homeowners were advised to notify the Town Manager and get on agenda for a Board of Selectmen meeting. It seems like fines should be assessed and property owner may have to be sued. Approval of the Site Plan lapses in August of this year. Ms. Sobolewski will contact Mr. Chessia and have him stop by. Property owners were advised to notify Ms. Sobolewski when they were on the agenda for Selectmen and she will stop by the meeting.

5. Minutes

Movement: Ms. Sobolewski to approve the minutes of March 7, 2023 as written
2nd: Mr. D'Angelo
Approved Unanimously