

Freetown Planning Board
Minutes of the Tuesday, December 6, 2016 Meeting
Town Hall – Assonet, Mass.

Present: Keven Desmarais, Robert Jose, Debra Robbins, Mark Rogers.

Absent: Nicolas Veloza.

Call to order: Mr. Desmarais called the meeting to order at 6:04 p.m.

Public Hearing / Site Plan Review – 5½ Bryant Street, Assonet

A motion was made by Mr. Rogers, seconded by Mr. Jose, to waive the reading of the public hearing notice. The motion carried unanimously.

Dave Peterson was present on behalf of Cape Cod Aggregates. They are proposing to erect solar panels in concert with Industria Development Group, from which CCA will draw 100% of the power generated to cover 70% - 80% of their energy needs. Mr. Peterson noted that Ryan Trahan had concerns regarding stormwater, and that CCA plans to retain and use the stormwater on-site, either in their existing stormwater system or in a closed-loop system for washing stone products.

Rich Tabaczynski from Atlantic Design also addressed the project. He stated the solar array would be approximately one and one-quarter to one and one-half acres in area. The solar array will meet all setbacks, etc., and all panels will orient to the south. Electric service is proposed to be entirely underground. Erosion control is planned for those areas where the gradient warrants.

Mr. Jose asked the distance to the nearest home, and Mr. Tabaczynski estimated 500 feet based on the plans available. Mr. Jose asked the distance to the nearest vegetation, and Mr. Tabaczynski estimated 200 feet. Mr. Peterson stated that Dave Pettey will have a little bit of a view, but this is because of trees Mr. Pettey has intentionally removed from his own property. Mr. Jose asked if there would be elevation changes, and Mr. Peterson replied that a berm CCA had created would be altered to stagger panels in that area, and a new berm will be placed on the opposite side of the array. Mr. Jose asked if the berm would have trees or other standing vegetation, and Mr. Peterson stated it was proposed only to have grass. Mr. Jose asked if there would be fencing around the panels, and Mr. Peterson replied that no fencing was proposed specifically for this area since the entire quarry site is fenced and not open to the public. Discussion ensued about the hazards of high voltage facilities, but it was agreed that since the electrical service will be underground the risk is present but diminished. Mr. Jose asked if there would be any additional lighting of the area, and Mr. Peterson replied that additional lighting was not proposed.

Mr. Peterson asked if the project could be conditionally approved pending the review from Environmental Partners. Mr. Desmarais stated that it could, but that it wouldn't be signed until after the review was completed, so the waiting period afterward would not change – essentially, it wouldn't be beneficial.

A motion was made by Mr. Jose, seconded by Ms. Robbins, to continue the hearing to Tuesday, December 13, 2016, at 6:00 p.m. at the Town Hall. The motion carried unanimously.

Discussion of Modifications to Previously Approved Site Plan – 7 Campanelli Drive, Assonet

David Kelly was present on behalf of AmeriCann. They originally planned an office building, and they are now proposing that that structure be a greenhouse and headhouse and that the building be larger than originally approved. Mr. Desmarais noted that the plan was originally approved for the site as a hole, not in phases.

Mr. Kelly stated the additional space was estimated at 10,000 square feet. They currently would keep the same total square footage site-wide, but in the end might request that the total square footage of the site increase by the same 10,000 square feet.

Mr. Jose asked if the lighting would change. Mr. Kelly's associate stated that it would not.

A motion was made by Mr. Rogers, seconded by Ms. Robbins, to determine that the modifications requested are minor in nature and would not require a new hearing. The motion carried unanimously.

Release of Surety – 97 High Street, Assonet

Mr. Desmarais stated the work appeared to have been completed as proposed. A motion was made by Mr. Jose, seconded by Mr. Rogers, to release the surety. The motion carried unanimously.

Any Other Business Properly Before the Board

A request was received from Manuel Gracie to extend his current covenant for three years as it is due to expire on December 31st. A motion was made by Mr. Rogers, seconded by Mr. Jose, to extend the covenant for three years to December 2019. The motion carried unanimously.

Members also discussed who to have represent them on a Priority Development (43D) Committee. On consensus, Mr. Rogers will represent the Planning Board.

Minutes of Previous Meetings

Minutes from October 17th, October 25th, and November 15th were presented. For various reasons, all three were postponed to the next meeting.

Meeting Adjourned

A motion was made by Mr. Rogers, seconded by Mr. Jose, to adjourn at 6:53 p.m. The motion carried unanimously.

This is a True Record by me.

Attest: _____
Michael T. McCue

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