



Planning Board Minutes – May 23, 2017

A meeting of the Town of Freetown **Planning Board** was held on May 23, 2017 at the Freetown Senior Center, 227 Chace Rd Freetown, MA **Present:** Keven Desmarais, Mark Rogers, Robert Jose, Nicolas Velozo, Deb Robbins

The Chairman opened the meeting at 6:02 PM

A. Continued Public Hearing for Fallbrook subdivision

The applicants requested a continuance to the next regularly scheduled meeting of June 6th; that is the day after the Town Meeting, so the Chairman stated we will have the next meeting on June 13th. Motion to continue to June 13th at the Senior Center at 6:00 PM: Mark Rogers; Second: Nicolas Velozo; all in favor

B. Form A for 190 Slab Bridge Rd.

Bob Berube of Pro Line Engineering approached the Board on behalf of David and Robin Berghman, property owners. The plan proposes to divide one lot into two with frontage on Slab Bridge Rd. The resulting lots each have the requisite frontage and area. Motion to endorse: Robert Jose; Second: Nicolas Velozo; Mark Rogers abstained; motion carries.

C. Continued public hearing for site plan review of the Copicut Rd solar array project (Eversource Energy)

Mr. Velozo recused himself. Steve Wiehe of Weston & Sampson approached the Board stating that they have submitted revisions according to comments made by the peer reviewers, Environmental Partners Group (EPG). EPG has issued a third and final review letter¹ which indicates no outstanding issues. The Chairman states that all comments have been addressed, and there are waiver requests and suggested conditions of approval outlined within the letter. The applicant requested the following waivers: waiver from Zoning bylaw requirement 11.28.E.2.a.viii requiring the name, address, and contact information and signature for the project proponent. The proponent signature is not on the permit plan set; waiver from zoning bylaw requirement 11.28.E.2.a.ii requiring that a site plan shall not be depicted in a scale greater than 1" = 40'. EPG's letter took no exception to the granting of the waivers. Motion to grant the requested waivers: Robert Jose; Second: Mark Rogers; motion carries. The Planning Technician prepared a sheet² detailing the conditions suggested by EPG in their review letter, as well as boilerplate conditions typical of solar projects. Motion to approve the conditions as outlined on the sheet: Mark Rogers; Second: Robert Jose; motion carries. The Board discussed the surety amount that should be secured. The applicants supplied an estimate of \$355,396 inclusive of an annual 2.5% inflation increase. The surety needs to be 125% of that estimate. Motion to grant site plan approval to the project with the aforementioned waivers and conditions: Mark Rogers; Second: Debra Robbins; motion carries. Motion to close the public hearing: Robert Jose; Second: Mark Rogers; motion carries.

D. Continued public hearing for site plan review of the S. Main St. solar array project (Eversource Energy)

EPG reviewed this project and issued review letters at the same time as the previous project. Their last letter³ indicated that all outstanding issues were settled. The Planning Technician prepared a similar sheet⁴ to the last project. The requested waivers and suggested conditions were the same as the Copicut Rd. project. Motion to grant the requested waivers: Robert Jose; Second: Mark Rogers; motion carries. Motion to grant the suggested conditions and boilerplate conditions: Mark Rogers; Second: Robert Jose; motion carries. Motion to close the public hearing: Robert Jose; Second: Mark Rogers; motion carries. Motion to grant site plan approval with the aforementioned conditions and waiver requests: Robert Jose; Second: Mark Rogers; motion carries.

Meeting Adjourned at 6:30 PM

Respectfully submitted,
Lauren Moreau, Planning Technician

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¹ Letter from Environmental Partners Group dated May 23, 2017 RE: Engineering Site Plan Review – Proposed Solar Facility 0 & 9 Copicut Rd.

² 'Suggested Waivers and Conditions of Approval' created May 23, 2017

³ Letter from EPG dated May 22, 2017 RE: Engineering Site Plan Review – Proposed Solar Facility 0 S. Main

⁴ 'Suggested Waivers and Conditions of Approval' created May 23, 2017