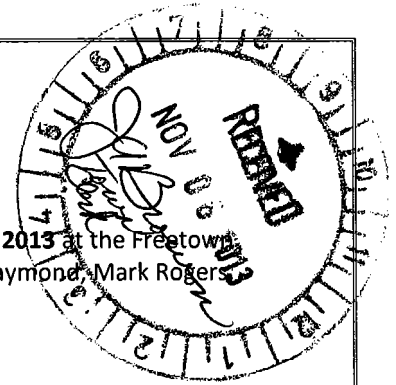




## **Planning Board Minutes – August 20, 2013**

A meeting of the Town of Freetown **Planning Board** was held on **August 20, 2013** at the Freetown Town Hall, 3 North Main Street, Assonet, MA. **Present:** Chairman Robert Raymond, Mark Rogers, Marc Tisdelle, Keven Desmarais, Mike Motta



### **A. Meeting called to order by Chairman Raymond (7:11 PM)**

The board signed the schedule of bills payable for Antone Souza surety release, WB Mason, Field Engineering (Chipaway Acres) and Environmental Partners (Aduke Way).

### **B. Call to order a public hearing for Site Plan review of the proposed Hawes solar farm on Braley Rd. (7:23 PM)**

Mike Motta recused himself from the hearing. Richard Rheume (RR) from Prime Engineering presented plans for a solar field on a 16.6 acre site on Braley Road south of the DOT yard. 4,000 panels will cover 7 acres of the site, and a gravel access road will run along northerly property line. Inverters will be placed towards the back furthest point away from abutters with a fence circling around the entire site. Mr. Rheume discussed stormwater management measures, showing swales that will divert the water to on-site raingardens. The Chairman opened the discussion to the public.

The following questions were addressed:

- Re: wildlife displacement; RR stated the site would provide needed open space for the wildlife and the fence has a 6" gap on the bottom allowing for animals to pass through
- Re: runoff onto abutting properties; RR states that according to a topographic survey, tendency is for the runoff to go in the direction of the DPW yard. Swales and raingardens will be installed to ensure no increase in runoff. Mitigations were based on 100 year storm considerations.
- Re: property value; RR states they will go to great lengths to ensure no panels are seen
- Re: health impacts; RR states he can provide abutters with data about the amount of EMF that they would be exposed to; the board asked RR to supply data to the planning board office
- Mr. Ed Lopes expressed concerns about traffic volume increase from Rt. 140 once trees are cut.
- Re: ownership and responsibility of the infrastructure; the board explains that it is the responsibility of current and future landowners.
- Re: noise from the equipment; inaudible from 100 ft away
- Re: effect on temperature of surrounding areas; RR states it may go up a couple degrees for a few daytime hours, will provide planning board with data

A number of residents inquired as to the distance from their property to the panels. It was explained that the panels meet setback requirements. Mr. Rheume mentioned the applicant is willing to place visibility slats into the fence, and was willing to extend the berm and fence screening for Sheila Lopes, direct abutter.

Motion to send out proposed plans for peer review to ensure bylaws are met, and stormwater management and drainage calculations are satisfactory: Keven Desmarais; Second: Marc Tisdelle. So voted, Mike Motta recused himself from the vote.

Mr. Desmarais requested a construction sequence from the applicants showing mitigations for runoff, dust control, soil stabilization. The board also suggested to the applicants that they outline a construction schedule, with days and hours of operation.

RR submitted photos of vinyl stockade fence examples. The plan he brought doesn't show berms, he will bring berm detail to the continuance, he is looking for input from the abutters in regard to visual screening. RR proposes the abutters choose their preference between a vinyl fence or a 4ft berm w/ 5ft evergreens for a total of a 9ft staggered berm in front of Braley Road and along abutter property lines where the panels can be seen. The planning board's consensus is the 9ft earth berm.

Mr. Desmarais requested Environmental Partners get copied on any plan changes.

Motion to continue to September 3 at 7PM at the Council on Aging: Keven Desmarais. Second: Marc Tisdelle. Unanimously voted.

#### **C. Discussion of Highland Ridge Rd Lots**

Fernando & David DaSilva approached the board interested in purchasing lot 51 & 52 of the old Highland Heights subdivision. They want to know what their responsibilities are relative to roadway improvements. Right now, existing road continues up and becomes a private road servicing a few additional lots, including those in interest. The DaSilvas provided pictures. The private road starts as wide as the public part of Highland Ridge, and also paved, but narrows after lot 83. The lot is technically still under covenant.

Previous road improvements were performed in 2001-2002 by buyers of Lot 83. Board minutes suggest that further road improvements must be made before building.

Linda Gudmansson is the current owner who inherited the property and does not have details on how it was set up. She was not the developer. She believes the Sears family owns the road and much surrounding property in the subdivision. Mr. Raymond stated it is a legal matter and the way the deed is written determines who has rights to the road. Mike Motta stated that the covenant should be what we hold to. Our concern is that roadway is done, and this should be treated like all other covenants.

The board decided to schedule a site walk to look at the road's condition. Ms. Gudmansson stated that she was leaving the county for some time, the Board suggested using an attorney to represent her at the meetings. Parties will reconvene on Sept 17<sup>th</sup> to discuss findings.

#### **D. Nicolas Velozo interview for Associate Member vacancy**

Mr. Velozo approached the board with interest in the vacant position of Associate Member. He stated that he is available for Tuesday night meetings to sit in on special permit public hearings. He is a lifelong Freetown resident, and wants to be involved in the town.

Mike Motta made a motion to discuss further in executive session; the motion was not picked up.

Mike Motta made a motion to postpone a decision until next meeting, Mark Rogers second, no vote taken.

Mike Motta made a motion to postpone a decision, Marc Tisdelle seconds, all in favor.

Meeting adjourned at 10:00 PM