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**Planning Board Minutes – August 16, 2016**

A meeting of the Town of Freetown **Planning Board** was held on **August 16, 2016** at the Freetown Senior Center, 227 Chace Rd, Freetown, MA. **Present:** Keven Desmarais, Mark Rogers, Robert Jose; Debra Robbins
Absent: Nicolas Velozo, Assoc. Member Tony DeMelo

The Chairman opened the meeting at 6:01 PM.

A. ANR Plan for 11 Howland Road

Matthew Pike of Southcoast Engineering approached the Board, presenting plan for 11 Howland Rd. The plan divides the large lot into 2 parcels, each meeting the requirements frontage and lot size. The Chairman states the wetlands delineation and septic for a house on the proposed newly created lot have been approved by Conservation. Motion to endorse the plan: Robert Jose; Second: Mark Rogers; motion carries.

B. Continuation of public hearing for solar array located at 30 Washburn Rd.

The Chairman called the public hearing to order at 6:09. The Chairman reminded the audience that this is site plan review. He stated that the Board received a copy of letter sent from Massachusetts Historical Commission (MHC) to Chairman Mary Brown of the Freetown Historical Commission (FHC) regarding King Philip's Cave, dated July 28, 2016¹. The Chairman thanked Ms. Brown for reaching out to MHC and read the letter into the record; following this reading the Chairman stated that everyone in attendance should be on the same page relative to MHC's role in the project and should be aware that it is the applicant's duty to file a Project Notification Form (PNF) with them. The PNF is triggered because the project requires state and/or federal permits. The Chairman stated that the Planning Technician spoke with MHC employee Nadia Waski to inquire as to what the local Board requirement is with respect to rendering a decision while a PNF is pending. MHC informed Ms. Moreau that a PNF must definitely be filed for this project, but on the local level, the Board can either choose to await MHC review, or issue an approval recognizing the PNF is pending, at Board discretion. The Chairman stated should anyone take issue with historic and/or archeological aspects of the project, that MHC would be the avenue through which to pursue relief.

The Chairman noted that the Board received a letter from Environmental Partners Groups dated July 26, 2016²; there had been 2 outstanding comments by Mr. Trahan relative to stormwater calculations which had both since been satisfied by the applicants according to this letter. The Chairman noted there were other items pointed out by Mr. Trahan that need to be supplied to the Planning Board prior to the issuance of permits from the Building Department, including an executed agreement with the utility company, a SWPPP, O & M plan, and surety documentation.

David Albrecht of Borrego approached the Board to provide updates from the last public hearing; he stated that in the interim there have been discussions with Mary Brown regarding the entrance to the site, specifically the aesthetics of the entrance gate. The gate style that was verbally agreed upon was about 4 feet tall with square pipe. Ms. Brown had sent a depiction of the proposed style to the Planning office that afternoon³. She is in attendance and stated that FHC is Satisfied with the gate type as well as the plantings and boulders at the entrance that were discussed with Mr. Albrecht. Mr. Albrecht reiterates that they are more than willing to continue working with FHC. Janet Bullock asked if the entrance vegetation will be maintained; the Chairman explained that maintenance activities and their frequency will be outlined both on the O & M plan as well as in the conditions of approval. He stated that a pre-construction meeting will take place with all parties to go over expectations.

¹ Letter from MHC to FHC, dated July 28, 2016 (1 page)

² Letter from Ryan J. Trahan, Environmental Partners Group dated July 26, 2016 (2 pages)

³ Picture of proposed entrance gate provided by Mary Rezendes Brown on August 16, 2016

Mr. Rogers inquired as to whether or not there will be any off site upgrades to infrastructure along Washburn Rd.; Mr. Albrecht states that aside from the addition of a pole on the subject parcel, nothing else is proposed. Mr. Rogers states that at a prior meeting, he voiced that he wanted some more specific information regarding the truck deliveries, including number of trucks, their size, and duration of construction activity. He is especially interested in this as there have been complaints about truck backup at the project located on Marie's Way. Mr. Albrecht states that array will be twice the size of this one; they had 57 truck deliveries over approximately 6 weeks. Mr. Rogers requested a written narrative of anticipated truck traffic and delivery schedule; he states there seems to be little parking at this site and suggests the narrative provide a laydown area and procedure developed for how and when trucks arrive, and that there cannot be trucks blocking up Washburn Rd. Mr. Albrecht states that the laydown area can be in the front near the project entrance; Mr. Rogers states that as the site develops, that area for laydown will become smaller, and reiterates the need for a written procedure. Ms. Bullock states that at a prior meeting, there was discussion relative to the traffic backups expected with school arrival and dismissal. The Chairman states that we cannot have trailers showing up early, that would be around the time that school begins; the procedure needs to be figured out and that if there is 200 ft of laneway onto the site, it might be workable to have trucks there. Mr. Albrecht responds that the first gate will not be installed right away and a laydown area could be created in front of the trees, where trucks could enter, unload, back up, and exit. The Chairman stated that on days where trailers will be delivering, it may be necessary to have a detail officer on site to direct traffic.

Althea Brady, town librarian, stated that there is a public library on Washburn Rd with a parking lot across the street possessing a cross walk; she states that cars often ignore the crosswalk and pedestrian safety should be considered. The Chairman suggested that the library discuss putting out a cone with the Highway Surveyor. Mr. Jose suggested that the applicants consider existing local businesses for available space if in need of a laydown area; we do not wish to use the library or other public land for this purpose. Mr. Jose also inquired as to the timing of an O & M draft for the Board to review; he is interested in the details regarding the frequency of maintenance of vegetation and appearance of the entrance in keeping with the historic village nature of the neighborhood. Mr. Albrecht stated that they are marketing the system for sale to an owner; O & M plans do not get finalized until there is an owner for system. After some discussion, the Board concluded that the applicants should provide the Board with a sensible schedule of maintenance and inspections. The Chairman stated this can be sent to the Planning Technician who can forward to the Board to review as individuals prior to the meeting. This and the narrative/schedule for the truck deliveries should be in order for the next meeting. The Chairman also noted that a maintenance of the entrance both during and after construction should be considered and that contact info for both during and after construction should be posted, for both the owner operator as well as those responsible for O & M.

Althea Brady asked if trucks will be allowed access on Gurney Rd, given that there is a narrow bridge. The Chairman stated that he is not sure what the weight limit on the bridge will be, but that large trucks will be anticipated only during the construction period. He states that while he would strongly recommend that construction vehicles not utilize Gurney Rd, but difficult to make that a conditional of approval as that is nearly impossible to enforce.

Faries Gray asked how the applicants are getting to land down to grade in area where panels are proposed and it is rocky with a lot of ledge. Mr. Albrecht stated there will be no blasting, and they are not proposing to strip the top soil; the middle of site will need some grading involving bulldozers and a back hoe, but they are looking at a method keep tables above ground and eliminate the need for trenching. Big boulders will be removed where necessary; panels are mounted by drilling holes and inputting screws that are 5.5 – 6 inches in diameter directly into the ground. The Chairman stated that the hours of construction should be typical, no earlier than 7 AM, and they will be outlined in the conditions of approval. Mr. Gray asked how vegetative growth will be handled. Mr. Albrecht responded that no

pesticides or herbicides are used and that a certain amount of growth helps stabilize the soil; otherwise, some mowing and weedwhacking will occur. Mr. Rogers asked how long construction will last and where the trucks will be coming from; Mr. Albrecht states 5 -6 months and that trucks will be coming from all over, with project managers responsible for routing. The Chairman states they can request that trucks use certain routes, and can go over in a pre-construction meeting. Mr. Albrecht states that trailers will bring screws, racking, panels, and everything else (transformers, inverters) comes on a flatbed.

Donna Raindance Page stated that she has taken walks on site, and witnessed a bulldozer starting to clear land, and trash the workers left behind. She asked who will maintain the property for neatness, and if the trees being cleared will be hauled out. The Chairman stated that dump trucks would remove from site, or the applicants may have them chipped up to use for stormwater controls on site. He asked Mr. Albrecht about the old tires that are laying around the site; Mr. Albrecht states there is a plan to remove those. Mr. Gray states that Mr. Albrecht should let the subcontractors understand it's a residential area, and they need to be careful in regard to trash being left behind. The Chairman states that he would like to have the pre-construction meeting during an open Planning Board meeting, so all parties can attend and have a greater understanding of the issues.

The Chairman states that the applicant has answered all of EPG's concerns, and that they have heard the Board's outstanding issues; it is important that the issues the Board is concerned with are answered in writing, and instructs the applicants to provide the Board with written narratives for construction scheduling as well as O & M plan. Steve Christy, a project partner, inquired as to whether or not the Board can issue a conditional approval so that the public hearing can close tonight. After some discussion, Mr. Jose motioned to continue the hearing to August 30, 6 PM at the Senior Center; Debra Robbins second; all in favor.

The Chairman call for a 5 minute recess.

C. Misc

The Board paid the schedule of bills, which were a re-issue of payments to Environmental Partners Group, which had never been received.

Motion to endorse the minutes of 4/5/16, 4/19/16, 5/17/16, 6/7/16, and 7/12/16: Debra Robbins; Second: Mark Rogers; Robert Jose abstained from the vote; motion carries.

Motion to approve the purchase of a sit-stand desk for the Planning Technician: Mark Rogers; Second: Robert Jose; all in favor.

The Board discussed potential reorganization of member positions. Motion to keep officers the same: Debra Robbins; Second: Robert Jose; all in favor.

Meeting adjourned at 8:00 PM

Respectfully Submitted,
Lauren Moreau, Planning Technician