



## **Planning Board Minutes – May 21, 2013**

A meeting of the Town of Freetown **Planning Board** was held on **May 21, 2013** at the Freetown Town Hall, 3 North Main Street, Assonet, MA. **Present:** Chairman Robert Raymond, Mark Rogers, Keven Desmarais (7:07), and Mike Motta.

### **A. Meeting called to order by Chairman Raymond (7:00)**

### **B. SRPEDD Priority Development Areas (PDAs) and Priority Protection Areas (PPAs)**

Don Sullivan and Katie Goodrum of SRPEDD presented an update to a 2008 initiative, in which areas were outlined by the town at several workshops. Following a meeting in March, all PDAs were further defined using zoning district lines; and areas previously in question were resolved and also designated as PDAs. The PPAs were consolidated and designated 'Outstanding Resource Water' and 'Open Space and Recreation District'. Nearly 2/3 of the town is designated as a PPA.

Mr. Sullivan stated that the goal is to get a general consensus that the board is in agreement with the areas as presented. The board agreed with the designations. A document will be forwarded to the board; SRPEDD will wrap up by end of June, matching the state's deadline.

### **C. Call to order public hearing for (7:27) Special Permit Application of Sign Design 52 County Rd. for a freestanding sign.**

**Motion to waive reading of notice: Keven Desmarais; Second: Mark Rogers; Unanimously voted**

Lisa Mann, with Sign Design was on hand to represent the owner, Mickey Higgins, who wants to add an internally lit freestanding price sign to his gas station; located where it is safe to oncoming traffic, but still visible, in order to increase sales. The board determined the applicant needs to show the following:

- Accurate location of proposed sign
- Accurate property lines (ownership and easements)
- Dimensions to the edge of lines
- Lit part of sign to correspond w/ hours of operation (outlined at next meeting)
- Label dashed lines and bring a stamped copy of plan

**Motion to continue to June 4<sup>th</sup> at 7:00 PM: Keven Desmarais; Second: Mark Rogers; voted unanimously.**

### **D. Call to order public hearing to review site plan application of Luke Niemiec for a solar farm at 27 Locust Street (7:57 PM)**

Atty. Vince Cragin representing the abutters, Matthew and Sarah Beauregard, at 29 Locust Street, requested the hearing be postponed or continued, due to the abutters not receiving notification. The Planning Technician stated notification was sent to the owner of record as of the most recent applicable tax list, meeting the MGL requirement. The Chairman opened the hearing.

Steven Carvalho, of Thompson Farland provided an overview of the plans, which have been to Conservation Commission since there are wetlands and an intermittent stream on site. A solar array and gravel access drive are proposed. The same wooded material would be kept onsite and meadow/tall grass would be implemented, which should maintain runoff at current levels. Fencing is proposed along the perimeter. Sediment traps are proposed on south side of property, east and west areas during construction. After construction, the plan is to excavate the sediment, remove gravel, and put in rain gardens.

Discussion was opened to the public, which included several abutters, and an attorney for an abutter. The following issues were addressed by the applicant:

- Re: visual buffers; applicants are amenable to planting arbor vitae, slats in fencing, etc.
- Re: stormwater; runoff will be directed to the wetlands and wouldn't affect abutting properties
- Re: site traffic; twice yearly mowing and occasional visual inspection

- Re: inverter location; applicant amenable to moving further away from abutting properties provided NSTAR allowance

The planning board requested:

- Noise and visual mitigations for the inverter
- An on-site contamination kit for sediment traps
- Letter stating applicant responsibility for decommissioning the system
- Revised plan stating electrical will be underground
- As built plan after project completion

Mr. Desmarais inquired about the maintenance protocol. Mr. Carvalho stated that twice yearly the grass will grow tall from the stormwater runoff to provide habitat for animals. A staked straw wall and a silt fence are proposed for erosion control during construction, as well as leaving land uncovered the least amount of time possible. He described the process as pulling the stumps, subgrading the land, reuse on site soil for loam, and installing the racking system.

**Motion to continue to May 28<sup>th</sup> at 7:00PM: Keven Desmarais; Second: Mark Rogers; all in agreement (8:54) Mike Motta abstained.**

#### **E. Rick Charon on behalf of Brian French for a submitted Form A plan (8:58)**

Mr. Charon held previous conversations with Mr. Raymond and it was mutually determined that the plan will need to undergo some revision, which will put it the endorsement past the 21 day deadline. **Motion to extend 21 day period of consideration to an additional 14 days: Keven Desmarais; Second: Mark Rogers; Unanimously voted.**

#### **F. Misc**

The board signed the Hawes Braley Road II solar decision and a schedule of bills payable for Southcoast Media Group, WB Mason, Field Engineering, and MA Housing Partnership. The board discussed purchasing a high capacity dedicated printer for larger print jobs.

**Meeting adjourned at 9:35**