



Planning Board Minutes – September 17, 2019

A meeting of the Town of Freetown **Planning Board** was held on **September 17, 2019**
Freetown Town Hall Assonet, MA. **Present:** Chairman Keven Desmarais, Debra Robbins
James Frates **Absent:** Mark Rogers, Robert Jose

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J. Desmarais

Chairman Desmarais called the meeting to order at 6:01 pm.

Fallbrook Subdivision – Continued Public Hearing

Chairman Desmarais called the public hearing for the Fallbrook Subdivision back to order.

Evan Watson, Prime Engineering, described the history of the project. Mr. Watson explained that the original plan proposed 54 house lots and that the process to get the project approved was about 90% complete when they decided to add solar.

Chairman Desmarais said that the Bullock Road Solar project's approval was conditional on the approval of the Fallbrook Subdivision.

Mr. Watson said that according to EPG (Environmental Partner's Group) there should be no need for further review as long as the recommended changes are made.

Mr. Watson read EPG's comments and explained what changes were made. The items that were not changed are listed below.

Stormwater Management

Standard 9 – The applicant requested a waiver from the requirement to install a fence around the wet basins.

Chairman Desmarais said that fences are not required in subdivisions because it becomes a maintenance issue if the road is ever accepted.

Forebay Construction – The applicant's response stated that the forebay will be lined with rip-rap as described in the detail and that the planting of grass mixes in this forebay is not practical.

Infiltration Basins – The applicant's response stated that The DEP Stormwater Manual suggests 15 acres be the upper limit of flow to the infiltration area and that 16.9 acres is close enough to 15 acres.

Sediment Sumps – The applicant’s response stated that the sediment sumps have been sized in accordance with MassDEP regulations.

New Comments

III.C.2.V – The applicant requested a waiver from the requirement to provide the following in tabular form on each sheet of the subdivision plan:

- The total area that is being subdivided on each sheet
- The total area of lots included on each sheet
- The total of areas dedicated for street purposes, drainage , sewer, or utility easements on each sheet
- The total of areas reserved for parks, schools, or other public use on each sheet

Waiver requests (waivers recommended approved not shown)

III.C.2.r/III.D - The applicant’s response stated that they agree to submit an overall grading plan with sewage disposal locations to the Board of Health, but request Planning Board approval prior to preparing this plan.

Mr. Watson said that every abutter around the property is at a higher elevation. Mr. Watson added that the swale behind Algonquin was removed in the updated design and that the neighborhood should see an improvement in stormwater.

Chairman Desmarais said that the consensus at the previous meeting was that the Board took no exception to the original list of waivers.

Mr. Watson said that the applicant would be looking for approval of the subdivision tonight.

Carole Maclean, Algonquin Way, asked what would happen to the ditch next to her house. Mr. Watson said that it will stay there. **Chairman Desmarais** said that it won’t be full of water. Ms. Maclean asked how far the solar would be from her property. Mr. Watson said there is a 100 ft setback, with fence and vegetation. Ms. Maclean asked if the equipment pad next to her house will make a lot of noise. Mr. Watson said that they make a little because there’s an AC unit. **Chairman Desmarais** added that the Board required a fence be constructed around the solar array.

Chairman Desmarais asked the public if there were any additional questions, comments, or concerns. Hearing none, **Chairman Desmarais** entertained a motion to close the public hearing. **Ms. Robbins** moved and **Mr. Frates** seconded. The motion passed unanimously.

Chairman Desmarais thanked the public for being consistent and persistent in their attendance of the public hearing. **Chairman Desmarais** also thanked the applicants for responding to the concerns of the abutters.

Chairman Desmarais asked the Board if they had any exception to EPG's recommendations. **Mr. Frates** said he had no issue. **Ms. Robbins** said that it looked pretty straightforward.

Chairman Desmarais entertained a motion to approve list of requested waivers that was presented at tonight's meeting. **Ms. Robbins** moved and **Mr. Frates** seconded. The motion passed unanimously.

Chairman Desmarais entertained a motion that the Planning Board approve the subdivision plans as presented at tonight's meeting said waivers. **Ms. Robbins** moved and **Mr. Frates** seconded. The motion passed unanimously.

Pre-Construction Meeting for Bullock Road Solar Project located at 0 Bullock Road (Assessor's Map 251 Lot 7 & Assessor's Map 248 Lot 84)

Chairman Desmarais said that that purpose of the pre-construction meetings are to try and mitigate problems. **Chairman Desmarais** asked when construction is supposed to start. Charles Barbanti, Borrego Solar, said that they would begin starting erosion controls tomorrow. **Chairman Desmarais** asked what the initial activity would entail. John Smith, J. Bates & Son, LLC., said that it would be tree clearing to make a construction entrance.

Chairman Desmarais said that land clearing must be done in the bounds of proposed clearing. Mr. Smith said that the land clearing area is well marked. **Chairman Desmarais** asked if it would be possible to move the lay down area further away from the residents. Mr. Smith replied that the lay down areas are created as the land clearing progresses through the parcel. **Chairman Desmarais** said that he wants the area neat and clean. Mr. Smith replied that there will be a sweeper on site. **Chairman Desmarais** said that he does not want a lot of construction vehicles parked on the street. Mr. Smith said that there might be some cars parked on the road at the beginning of the project.

Chairman Desmarais asked what hours of work they were expecting. Dave Lundrigan, Algonquin Way, said that kids get on the school bus around 6:45. **Chairman Desmarais** said that often times 7:30 is the start time and that noise is kept to a minimum. Paride Pirrota, Borego Solar, said that they will not start machines until 7:30. Mr. Smith suggested an end time of 5 pm. **Chairman Desmarais** said that 7:30 to 5 will work and that can be done on Saturday if necessary. **Chairman Desmarais** added that he would like there to be no work on Sunday and to notify the Planning Board if any work has to be done on a Sunday.

Chairman Desmarais said that runoff and dust must be controlled and that EPG typically does site visits on a 2 week cycle. **Chairman Desmarais** added that EPG is the Board's voice on the project. **Mr. Frates** asked if the only solar site work was being done. Mr. Smith replied that work on the drainage and detentions would also be done.

Chairman Desmarais said that there would be a pre-construction meeting at a later date for the subdivision and it will be done onsite with EPG.

Mr. Barbanti asked if it would be possible to get EPG out at the later in the week. **Chairman Desmarais** said that the Board does not like to play middle men and that they should contact EPG directly unless something comes up.

Chairman Desmarais asked the public if they had any questions about construction. Mr. Lundrigan asked how long it will take to clear the land. Mr. Smith said that it would take about 5 weeks and that they would be pulling stumps after that. Mr. Barbanti added that they expect to be mechanical around April and complete around June. **Chairman Desmarais** added that this is all weather dependent. Mr. Lundrigan asked if all commercial lumber will coming out Wamsutta, Mr. Smith said that for the most part yes, as Wamsutta is the easiest way. **Chairman Desmarais** said to notify the Planning Board any time a tractor trailer has to go to the site. **Chairman Desmarais** said that deliveries need to be made during business hours and whoever's in charge needs to inform truck drivers that here is no place to park in the neighborhood. Mr. Barbanti said they will leave that to their procurement department. **Chairman Desmarais** said there should be scattered deliveries and loading will take place on site. **Chairman Desmarais** suggested a sign be installed with the hours of operation. Mr. Barbanti agreed that a sign was a good idea.

Chairman Desmarais said that this process is fluid and that additional things may come up.

Mr. Barbanti provided the Board with a decommissioning bond for the solar project.

Michkev RE LLC- Continued Public Hearing

Chairman Desmarais read an email from the applicant's engineer requesting a continuance to the 2nd Planning Board meeting in October.

Chairman Desmarais entertained a motion to continue the site plan review public hearing for Michkev RE LLC to October 22nd at 6 pm in the Freetown Town Hall. **Mr. Frates** moved and **Ms. Robbins** seconded. The motion passed unanimously.

Receive Minutes/Receive Schedule of Bills Paid

Ms. Robbins made a motion to accept the minutes from July 23, 2019 as read. **Mr. Frates** seconded. The motion passed unanimously.

Chairman Desmarais entertained a motion to accept the minutes from February 26, 2019 as read. **Mr. Frates** moved. **Ms. Robbins** abstained.

Chairman Desmarais entertained a motion to accept the minutes from June 25, 2019 as read. **Mr. Frates** moved. **Ms. Robbins** abstained.

Chairman Desmarais entertained a motion to adjourn. **Ms. Robbins** moved and **Mr. Frates** seconded. The motion passed unanimously.

Respectfully Submitted,
Christopher McKay