



Planning Board Minutes – September 3, 2019

A meeting of the Town of Freetown **Planning Board** was held on **September 3, 2019**
Freetown Town Hall Assonet, MA. **Present:** Debra Robbins, James Frates, Robert Jose
Absent: Chairman Keven Desmarais, Mark Rogers

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Robert Jose was the Acting Chairman for this meeting due to both the Chairman and Vice-Chairman being absent.

Mr. Jose took the agenda out of order.

Continuation of a Public Hearing for the Fallbrook Subdivision

Mr. Jose read an email from the applicant's engineers request to continue to the next meeting in September.

Mr. Jose entertained a motion to continue the public hearing for the Hawes Family proposed 54 Lot Subdivision to September 17th at 6:00 pm in the Freetown Town Hall. **Ms. Robbins** moved and **Mr. Frates** seconded. The motion passed unanimously.

Notice of Project Change – Copicut Road Solar Array

Steve Wiehe, Weston & Sampson, explained that he was here on behalf of Borrego to present a notice of project change. Mr. Wiehe said that the new plans show additional solar panels and are electronically similar to the Fly Ash Pit solar array.

Kenneth Rezendes, K.R. Rezendes, said that access to the site will be through the southerly gate.

Mr. Wiehe said that the modifications will have go to Con Com as well. **Mr. Frates** asked what the battery pads on the site will be like. Mr. Wiehe replied that the battery pads will be self-contained and pre-engineered. **Mr. Jose** asked what shading and vegetative buffers there would be on the site. Mr. Wiehe said there will be a little bit of tree line. **Mr. Jose** stated that he had a concern with the west end of the property and requested that there be a vegetative screen if it sold in the future. Mr. Rezendes said he had no problem with that. **Mr. Frates** suggested a note be added to the plan stating that. **Mr. Jose** added that the note should specify that a buffer that is 3 ft high with a 3:1 slope with deer resistant vegetation every 5 feet be required.

Mr. Jose entertained a motion to endorse the modified plan with condition that a notion be added on the plan that a vegetative buffer, with the aforementioned conditions, be required when any building is permitted or subdivided. **Ms. Robbins** moved and **Mr. Frates** seconded. The motion passed unanimously.

Notice of Project Change – Bullock Road Solar Array

Dean Smith, Borrego Solar, explained that regulatory requirements for the solar array have changed and that is why a modification to the plan is being proposed. Mr. Smith explained that the change in this plan would allow all of equipment to be consolidated to the center of the site away from the residents. Mr. Smith added that the area of the site used for solar is the same and that the interconnection equipment is smaller.

Mr. Jose asked what the lighting will be for the site. Mr. Smith said it would be pole-mounted LED light fixture that is shielded and mounted down. **Mr. Jose** said he would like to see the light specifications spelled out on the submission. **Mr. Frates** asked if there was a battery on this site. Mr. Smith said there is and it is in the center of the site.

Mr. Frates made a motion to approve the changed that are shown on the plan with the condition that a lighting cut sheet be produced. **Ms. Robbins** seconded. The motion passed unanimously.

Potential By-Law Changes

Mr. Jose asked what by-laws changed are being proposed. The Planning Technician replied that the only ones that were feasible to submit were amendment to the Building Coverage by-law and the removal of the PMUD Height and Density requirements, which were both withdrawn from the Annual Town Meeting. **Mr. Jose** asked about the possibility of creating an Assonet Bay Shores district to provide relief to properties affected by common ownership zoning. The Planning Technician said that it's a fairly length process, depending on the scope, so parameters have to be agreed upon before any research starts.

The Planning Technician mentioned that **Ms. Robbins** recused herself from voting on the PMUD article for the Annual Town Meeting due to owning property in the area. The Board discussed the fact that if **Ms. Robbins** recused herself then the Planning Board would not have a quorum. The Board decided to only vote on the Building Coverage by-law and instructed the Planning Technician to talk to the Chairman about the PMUD by-law.

Mr. Jose entertained a motion to send the article to amend the definition of Building Coverage, with clarifying language, to the Board of Selectmen for inclusion at the October 2019 Special Town Meeting. **Ms. Robbins** moved and **Mr. Frates** seconded. The motion passed unanimously.

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

Respectfully Submitted,
Christopher McKay