



Planning Board Minutes – February 2, 2021

A meeting of the Town of Freetown **Planning Board** was held on **January 19, 2021** at **6:00 pm** over Zoom.

Present: Chairman Keven Desmarais, Debra Robbins, James Frates, Robert Jose, David Crose, Christopher Mello (arrived at 6:38 PM)

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Continued Public Hearing – Rules and Regulations of the Planning Board as Site Plan Review Authority

Chairman Desmarais called the public hearing back to order.

Chairman Desmarais explained that last time creating a whole new document was discussed and the public hearing was continued in the hopes that Mr. Jose would be able to be present and share his opinion.

Chairman Desmarais said that because this would be such a derivation from what was originally advertised, creating a new document would require a separate public hearing.

Chairman Desmarais said that even though the Board has held public hearings for Rules and Regulations changes for as long as he has been on the Board that is apparently not a requirement. **Chairman Desmarais** said he will continue advocate for holding public hearings to discuss potential changes to Rules and Regulations as long as he is Chairman of the Board.

Chairman Desmarais said there are special considerations when moving forward on this. **Chairman Desmarais** said we have reached out to the Audubon and SRPEDD for help with creating new Rules and Regulations for Solar Arrays.

Ms. Robbins agreed that we should create a new set of Rules and Regulations. **Mr. Jose** asked if the plan is to close this public hearing and have a new public hearing to discuss and create a new set of Rules and Regulations solely for Large Scale Solar Arrays. **Chairman Desmarais** said that is correct. **Mr. Jose** said we should take some of the stuff already in the Site Plan Rules and Regulations that can apply to Solar and put them in the new Rules and Regulations. **Mr. Jose** said the By-Laws would have to be changed to make Large Scale Solar governed by the new Rules and Regulations.

Mr. Frates asked if we can discuss the Rules and Regulations at the meeting or if it can only be discussed at a Public Hearing. **Chairman Desmarais** said no a working copy will be created and discussed before it is advertised. **Mr. Jose** asked if we should send in our ideas for what should be included in the document ahead of time or if we should wait until a document is created. **Chairman Desmarais** said either works but submitting ideas ahead of time may allow for better discussions.

Mr. Frates said he would like to know what other towns are doing about decommissioning solar array's before they fall into a state of disrepair after 20-25 years and become toxic. **Chairman Desmarais** said he agrees that should research what other town's are doing but he does not agree that the solar array's become toxic. **Chairman Desmarais** said the town already requires a decommissioning bond as part of the approval process.

Chairman Desmarais entertained a motion to close the public hearing. **Mr. Jose** moved and **Mr. Frates** seconded. The motion passed unanimously.

Chairman Desmarais entertained a motion to adopt no new rules or regulations for Site Plan Review at this time and to have the Rules and Regulations revert to what they were previously. **Mr. Jose** moved and **Mr. Frates** seconded. The motion passed unanimously.

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Mr. Jose made a motion to approve the minutes from October 6, 2020. **Mr. Frates** seconded. **Ms. Robbins** abstained.

Any other business to properly come before the Board

Chairman Desmarais explained that KRR Rezendes has asked to put down a bond of \$345,000 to act as surety for the road work to be completed on the GM Minor Public Way Subdivision, which includes a 25% contingency.

Mr. Jose made a motion to accept the \$345,000 as the surety. **Mr. Frates** seconded. The motion passed unanimously.

Chairman Desmarais reminded the Board that there is an executive session tomorrow night in conjunction with the Zoning Board of Appeals.

Chairman Desmarais said he will need to get clarity about the requirements for PMUD and for the zoning for multi-family housing within a ½ mile of a train station to see if PMUD does in fact apply.

***Mr. Mello** joined the Zoom meeting*

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

Respectfully Submitted,
C. Nils McKay