



Planning Board Minutes – May 4, 2021

A meeting of the Town of Freetown **Planning Board** was held on **May 4, 2021 at 6:00 pm** over Zoom. **Present:** Chairman Keven Desmarais, Debra Robbins, Robert Jose, David Crose, Christopher Mello, James Frates

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Cheryl A. Costa

Continued Public Hearing – Michkev RE LLC

Chairman Desmarais called the public hearing back to order.

Chairman Desmarais said that the applicant has requested a continuance to May 18th. Chairman Desmarais asked the Planning Technician to reach out and ask the engineer where they stand and that if the Board does not receive an update before then then the Board may have to move forward and make a decision with what has been presented.

Chairman Desmarais entertained a motion to continue the public hearing for Michkev RE LLC to May 18, 2021 at 6 pm via Zoom. **Mr. Jose** moved and **Ms. Robbins** seconded. The motion passed unanimously.

Public Hearing – 32 Middleboro Road

Chairman Desmarais opened the public hearing.

Ryan Young, CVE North America, said they just needed a little more time to respond to EPG's review letter. Chairman Desmarais said he had conversations with the abutters and their main concern is water and drainage and that will also be a concern of the Planning Board. Mr. Young said they are not sure how to run this because some of the issues are created by a party not relevant to any of this. Chairman Desmarais said he is aware of the fact that an adjacent property owner has some issues with runoff. Chairman Desmarais said it's an existing issue that has to be addressed in some way.

Chairman Desmarais entertained a motion to continue the public hearing for the proposed solar array at 32 Middleboro Road to May 18, 2020 via Zoom. **Mr. Jose** moved and **Mr. Frates** seconded. The motion passed unanimously.

Discussion on Dr. Braley Road Solar Modification Request

Michael Vittiglio, Navissun LLC, said they bought the rights for the project in February 2020 from the CEC and bought new modules. Mr. Vittiglio said with the new modules they can get the same DEC capacity with a reduction in the overall modules needed. Mr. Vittiglio said with that reduction they are able to reduce the overall layout of the project and that they are seeking approval of the modification from the Board.

Chairman Desmarais asked if there will be any changes to the stormwater management. Spencer Lynds, Prime Engineering, said there will be no change in the stormwater management.

Mr. Lynds added that it's just a reduction in the overall fenced area and that the impact in the 100 ft buffer area. Mr. Lynds added the equipment pad is no longer in the 100 ft buffer zone. Chairman Desmarais said the

Southeast corner is where they fed the bulk of your reduction, correct. Mr. Lynds said yes, as well as the eastern side.

Chairman Desmarais said he is not of the opinion that this rises to the level of requiring a whole new public hearing. **Chairman Desmarais** said he considers this a minor modification.

Mr. Jose asked if there are any changes in waivers or conditions. Mr. Lynds said no.

Mr. Jose made a motion that in the opinion of the Planning Board this proposed modification is not a major modification. **Ms. Robbins** seconded. The motion passed unanimously.

Chairman Desmarais entertained a motion to accept the plan submitted, revision date April 6, 2021, for the proposed solar property on the Spencer property on Dr. Braley Road. **Mr. Jose** moved and **Mr. Frates** seconded. The motion passed unanimously.

Continued Public Hearing – 12 Forge Road

Chairman Desmarais called the public hearing back to order.

Christopher King, Atlantic Design Engineers, said at the last meeting they were tasked with addressing the standards or criteria of the site plan review by-law and that they have prepared a comprehensive set of impact statements addressing traffic, parking, landscape screening, lighting, and noise. Mr. King said they have been working with EPG to provide this requested information and feel that the project meets the criteria of approval. Mr. King said they are in receipt of the review letter from EPG and feel that the summary of letter confirms that the project was in conformance with the by-law. Mr. King added that there are some comments but they feel that these are easily handled with some conditions of approval.

Mr. Jose asked if there are any waiver requests being asked for. Ryan Young, CVE North America, said no.

Chairman Desmarais said that there are a lot of proposed conditions brought up in the review letter. **Chairman Desmarais** said when specific conditions are requested the Board asks that the applicant provide the conditions in writing so the Board can vote on the exact language. Betsy Mason, Klavens Law Group, said they would be happy to write up proposed conditions for the Board to review for inclusion in the approval. **Chairman Desmarais** asked that those conditions be provided to the Board prior to the meeting in case they would like to make any changes and so that the Board can make a decision at the next meeting.

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

Discussion on in-person meeting update

Chairman Desmarais asked if there was any update. The Planning Technician said that he is unable to verify if there are ethernet ports up there and will be bringing a laptop and ethernet cord to test them out.

Discussion on SRPEDD Commissioner Appointment

Chairman Desmarais entertained a motion to appoint Christopher McKay as the SRPEDD Commissioner from the Planning Board for Freetown. **Mr. Jose** moved and **Ms. Robbins** seconded. The motion passed unanimously.

Any other business to properly come before the Board

Chairman Desmarais reminded the Board that there is a Zoom meeting to discuss a potential Form C Subdivision. **Chairman Desmarais** reminded the Board that there was an executive session to discuss a Zoning Board of Appeals issue several months ago and the resolution for that was to submit a Form C Subdivision Plan. **Chairman Desmarais** said they have since provided the Board with a subdivision plan that they would like to have a general discussion about. **Chairman Desmarais** added that it is a standalone meeting in case the Board has to go into executive session.

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

Respectfully Submitted,

C. Nils McKay

Planning Technician