



### Planning Board Minutes – June 1, 2021

A meeting of the Town of Freetown Planning Board was held on June 1, 2021 at 6:00 pm over Zoom. **Present:** Chairman Keven Desmarais, James Frates, Christopher Mello **Absent:** Debra Robbins, Robert Jose, David Crose

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*Cheryl A. Detalle*

### Discussion on Locust Acres Subdivision Change of Surety

**Chairman Desmarais** said that the project owners have requested to change their surety from a covenant to a cash surety. **Chairman Desmarais** said that

Fadi Heneine, prospective buyer of the project, presented an estimate from M&S Excavation for \$38,500.

**Chairman Desmarais** said that the surety will often include a contingency of up to 40%. **Chairman Desmarais** said that this was not the most detailed estimate. **Chairman Desmarais** said the estimate needs to show how they calculated the final number.

**Mr. Mello** said that the price seems a little light.

**Chairman Desmarais** asked to provide Mr. Heneine for a more complete estimate that breaks down the cost of each piece of work.

**Chairman Desmarais** said that Mr. Heneine can contact the office for minutes if we would like to see the names of some of the engineers that have worked in Freetown before.

### Public Hearing – 32 Middleboro Road

**Chairman Desmarais** called the public hearing back to order.

Cathy Rego asked if this was a different solar farm than the one going in between Chipaway and Chace. **Chairman Desmarais** said yes.

Mary Anne McQuillan asked if there were maps for where exactly this project was being built on Chipaway Road. **Chairman Desmarais** said that the Chipaway Road project is not currently being discussed and that it is next on the agenda.

**Chairman Desmarais** entertained a motion to continue the public hearing for the proposed solar array at 32 Middleboro Road to June 15, 2021 at 6 pm at the Freetown Police Station Community Room. **Mr. Frates** moved and **Mr. Mello** seconded. The motion passed unanimously.

### Public Hearing – Site Development Plan Off Chipaway Road

**Chairman Desmarais** opened the public hearing.

Azu Etoniru, E.T. Engineering Enterprises, said the project covers 17 acres within the lot. Mr. Etoniru said the closest residential address is 600 feet away from the panels. Mr. Etoniru said they plan to use the paths

between the cranberry bogs to access the site. Mr. Etoniru said the transformers for the solar array are sited over 500 feet away from any residence.

**Chairman Desmarais** said one definite condition is that the project must meet the DEP noise standards, which is 10 decibels over ambient sound. **Chairman Desmarais** said stormwater management and quality control must be maintained.

Cathy Rego said her concern is that the area that is closest to Chipaway is not being talked about. Ms. Rego said that when she bought the house 20 years ago she was told it was conservation land. **Chairman Desmarais** said this is an allowable use within this parcel's zone. **Chairman Desmarais** added that multiple people over the years have come to Planning Board and said that they were told that the land near them is zoned conservation. **Chairman Desmarais** asked for Mr. Etoniru to create a plan sheet that shows the distance from solar arrays to residences and what type of activity is going to take place between the property line and the solar arrays.

Ms. Rego said she is not sure if this suited for this Board or for the Conservation Commission but that she is concerned with the number of trees being cut down and the distance of the tree clearing from her property. Ms. Rego also asked if this was a done deal or if there was any recourse from abutters to say they don't want this. **Chairman Desmarais** said he has asked Mr. Etoniru to produce a plan that shows how close to the abutters' property line work will be done. **Chairman Desmarais** said the Conservation Commission are primarily focused on work being done in the buffer zone. **Chairman Desmarais** said that this is not a done deal, it is Site Plan Review. **Chairman Desmarais** said it's an inferred approval, so long as the applicants and the Town can come to reasonable accommodations so the proposed project is not going to cause disturbances within the community. Ms. Rego asked who benefits from the taxes they are paying to the town. **Chairman Desmarais** said that the town brings in well over one million dollars a year in taxes.

Mary Anne McQuillan asked where exactly the transformers are on the map. Mr. Etoniru said the transformers are in the middle of the project. Ms. McQuillan asked if this project is going in front of the Conservation Commission. **Chairman Desmarais** said it was. Ms. McQuillan asked if it was possible to hear no noise from the transformer at the property line. Mr. Etoniru said one hundred percent there will be no noise from the transformers at the property line. **Chairman Desmarais** asked that Mr. Etoniru produce a plan that shows the distance from the transformers, and anything else that would be producing noise, to the property lines.

**Mr. Frates** says Mr. Jose always asks for laydown areas to be shown on the plan. **Chairman Desmarais** said that is a good point and that should be shown on the plan. **Chairman Desmarais** said the Board will also look for construction activity, impact, and traffic to have as little impact on the neighbors as possible.

**Chairman Desmarais** entertained a motion to continue the public hearing for Site Development Plan Off Chipaway Road to June 15, 2021 at 6 pm at the Freetown Police Station Community Room. **Mr. Frates** moved and **Mr. Mello** seconded. The motion passed unanimously.

#### Public Hearing – Site Development Plan 67 Chace Road

**Chairman Desmarais** opened the public hearing.

Azu Etoniru, E.T. Engineering, said that this project is similar to the last project in that the solar will be located away from residences. Mr. Etoniru said this project presents a unique opportunity to keep things construction away from the wetlands.

**Chairman Desmarais** asked Mr. Etoniru to show the distance of the arrays from any homes for the next meeting. **Chairman Desmarais** added that turning radiuses and construction vehicle accessibility has to be shown on the plan.

**Chairman Desmarais** said they will have Environmental Partners Group review for drainage and conformance with the Site Plan Review By-Law to start.

**Chairman Desmarais** entertained a motion to continue the public hearing for 67 Chace Road to June 15, 2021 at 6 pm at the Freetown Police Station Community Room. The motion passed unanimously.

### **Receive Minutes**

**Mr. Frates** made a motion to approve the minutes from March 9, 2021 and April 6, 2021.

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

Respectfully Submitted,

C. Nils McKay

Planning Technician