

**Planning Board Meeting Minutes**  
**April 15, 2015**

Present: Chairman Pete Starkus

Member: Jean Vincent, Ross Lemansky

Staff: Planning Director Alan Gordon, Administrative Assistant Jayne Garney

Planning Board Alternate: Carl Hultgren

Not Present: Patricia Rydlak and Alycia Dzik

Chairman Pete Starkus opened the meeting at 7:00 pm.

**Mail and Correspondence**

Member Jean Vincent made a motion to approve payments for bills. Member Ross Lemansky seconded the motion. All members were in favor.

**7:15 p.m. Zero Point Development, Inc. Curtis Hill Road/Route 31  
Commercial Solar Array Site Plan Application-Public Hearing**

Chairman Starkus read the public hearing notice.

Engineer Mr. Brendan Gove of Zero Point Development, Inc. stated the proposed project is a 2.9 Megawatt commercial ground mounted solar array located at 28 Curtis Hill Road on approximately nine (9) acres of a 120-acre site.

The Board reviewed the Graves Engineering Report dated April 7, 2015.

Member Jean Vincent made a motion to continue the public hearing to May 6, 2015. Member Ross Lemansky seconded the motion. All members were in favor.

**Peaceful Woods Annual Extension Request**

Member Jean Vincent made a motion to approve the Peaceful Woods Subdivision and Senior Living Special Permit extension to April 20, 2016. Member Carl Hultgren seconded the motion. All members were in favor, with Member Ross Lemansky abstaining.

**7:40 p.m. Solar MA Project Management LLC Commerical Solar Array Site Plan Application-Turner Road Public Hearing**

Ms. Danielle Taylor was present from Seaborn Solar to represent Bertin Engineering, Inc. Ms. Taylor reviewed the revised plans with Graves Engineering, Inc. review report.

There were no comments from the Board.

Chairman Starkus asked if there were any comments from the public.

Mr. Allan Turmell of 27 Turner Road asked once you approve the plan, can there be any changes made to the plan.

Planning Director Alan Gordon stated this would be an agenda item.

Member Jean Vincent made a motion to close the public hearing. Member Ross Lemansky seconded the motion. All members were in favor.

Member Jean Vincent made a motion to approve the Turner Road Solar Array Site Plan application with the seven conditions discussed. Member Ross Lemansky seconded the motion. All members were in favor.

**7:55 p.m. Snake Hill Road Solar Array Site Plan Application Public Hearing Continued**

Town Planner Alan Gordon summarized that the Snake Hill Road solar array site plan revision added a 30 foot natural buffer, and two double rows of trees planted in front of the natural buffering.

Member Ross Lemansky made a motion to close the hearing. Member Jean Vincent seconded the motion. All members were in favor.

Member Jean Vincent made a motion to approve the Snake Hill Road Solar Array site Plan application with nine conditions discussed.

Member Ross Lemansky seconded the motion. All members were in favor.

**8:15 p.m. Village District DLTA Project**

The Board will bring the Village District DLTA Project final draft report home for review and will finalize at a future meeting.

### **Planning Board Discussion**

Planning Director Alan Gordon stated Ron Charette has withdrawn his petition from the annual town warrant for a zoning revision. It will be postponed indefinitely at the May Town Meeting.

### **Selectman Dave Singer's Zoning by-law petition**

Planning Director Alan Gordon stated that the revision to the original petition is as follows:

To see if the Town will vote to amend the Charlton Zoning Bylaw, Section 200-7.1 Administration, Subsection D-(3)-(b) by adding to said sub-section the following sentence:

Any landscaping plan for a proposed Large-Scale Ground-Mounted Solar Photovoltaic Installation shall include details showing that installation would be adequately shielded from any neighboring residence, roadway and abutting land uses.

Mr. Gordon stated this will need a public hearing. The Board scheduled it for May 6, 2015 Planning Board meeting.

Planning Director Alan Gordon stated he will be attending a Wayfaring Signage Workshop at CMRPC on April 30, 2015. Mr. Gordon stated this will be helpful in accordance with the Village District Study.

Planning Director Alan Gordon reminded the Board that Water/Sewer Commissioner Rob Lemansky will be attending the June 3, 2015 Planning Board meeting for his annual Water/Sewer Commission update to the Board.

### **Minutes:**

#### **January 21, 2015**

Member Jean Vincent made a motion to approve the January 21, 2015 minutes.

Member Ross Lemansky seconded the motion. All members were in favor.

#### **February 4, 2015**

Member Ross Lemansky made a motion to approve the February 4, 2015 minutes.

Member Jean Vincent seconded the motion. All members were in favor.

Member Jean Vincent made a motion to adjourn at 9:05 pm. Member Ross Lemansky seconded the motion. All members were in favor.

**Motion to adjourn at 9:05 pm.**