

**Planning Board Meeting Minutes**  
**March 2, 2016**

Present: Chairman Pete Starkus

Member: Patricia Rydlak, Jean Vincent, Ross Lemansky

Planning Board Alternate: Pete Boria

Staff: Planning Director Alan Gordon, Administrative Assistant Jayne Garney

Not Present: Alycia Dzik

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

Mr. Pete Starkus reviewed bills

Member Patricia Rydlak made a motion to approve the vouchers for bills. Member Ross Lemansky seconded the motion. All members were in favor.

Member Ross Lemansky made a motion to approve vouchers for payroll. Member Pete Boria seconded the motion. All members were in favor.

Mr. Pete Starkus reviewed mail and correspondences.

**7:10 pm. Planning Board Permit Administration:**  
**Ponnakin Hill Estates Subdivision-Phase III Construction**

Planning Director Alan Gordon passed out two Graves Engineering, Inc. Reports dated 2-18-16 and 2-23-16.

The Board reviewed the two reports with attached pictures attached on the on-going progress of the subdivision road.

**7:15 pm. LSE Cygnus, LLC Commercial Solar Array Site Plan Application**  
**Brookfield Road Solar-Public Hearing**

Chairman Pete Starkus read the public hearing notice.

Mr. Stewart Clark from CivilTech Engineering stated the proposed commercial ground mounted solar array is a 1.9 Megawatt field array designed in two sections of 0.5 Megawatt each, on 3 acres of a 66.46-acre site located off of Brookfield Road. There are 2100 panels proposed. He stated the panels take 3 deliveries. The panels take two weeks to install.

Chairman Starkus asked if anyone from the Planning Board has any comments.

The Board reviewed the Graves report dated 2-27-16 with 36 comments. Chairman Starkus asked if anyone from the public has any comments.

There was no one present at the public hearing for discussion.

Member Ross Lemansky made a motion to continue the public hearing to March 16, 2016. Member Patricia Rydlak seconded the motion. All members were in favor.

**7:30 pm. LSE Cygnus, LLC Commercial Solar Array Site Plan Application Center Depot Road Solar-Public Hearing**

Chairman Pete Starkus read the public hearing notice.

Applicant CivilTech stated the proposed commercial ground mounted solar array is a 0.5 Megawatt field array on 3 acres of a 18.96 acre site located off Center Depot Road. The property is owned by Kevin and Elizabeth Maridosian.

Mr. Starkus asked if anyone from the Board has any comments.

Mr. Starkus asked if anyone from the public would like to speak.

Abutter John Simons of 170 Center Depot Road asked for buffering of Colorado blue spruce trees. Mr. Simons passed in an estimate from Bigelow Nurseries for 15 Colorado Blue Spruce Trees for sizes 5 to 8 feet tall.

Abutter Bob Nolette of 160 Center Depot Road stated he would also like Colorado blue spruce trees abutting his property line.

Abutter Evans Waldron of 147 Center Depot Road stated he would also like buffering. He stated he would like the same species as abutter John Simons.

Mr. Brendan Gove stated he will meet with all 3 abutters and walk the property to decide how many trees should be installed for buffering.

Member Ross Lemansky made a motion to continue the public hearing to March 16, 2016. Member Patricia Rydlak seconded the motion. All members were in favor.

### **Commercial Solar Array Projects**

The Board reviewed a memo from Planning Director Alan Gordon summarizing the status of the 15 commercial solar array projects approved to-date. The projects will provide \$480,000 in local tax revenue to the Town.

Member Patricia Rydlak made a motion to send the report to the Town Boards and Commissions. Member Ross Lemansky seconded the motion. All members were in favor.

### **7:45 pm. Village District Planning Implementation**

The Planning Board discussed applying to the Mass. DOT Complete Streets Program for funding to construct sidewalks where needed in the Village District.

Mr. Gordon stated he would like to walk the Village District with Highway Superintendent Gerry Foskett and Graves Engineering Engineer Mike Andrade to consult on sidewalk designs when the weather improves.

### **Path Grant Project**

Consultant Bill Scanlon will be attending the April 20<sup>th</sup> Planning Board meeting to discuss the Bay Path Affordable Housing Project site analysis.

Planning Director Alan Gordon stated the Housing Authority meeting with the Meadowview Drive project Consultant was cancelled. The Consultant will re-schedule in the next two weeks.

Member Jean Vincent made a motion to adjourn at 8:50 pm. Member Peter Boria seconded the motion. All members were in favor.

Motion to adjourn at 8:50pm.