

**TOWN OF MARION  
PLANNING BOARD  
June 1, 2015  
Main Conference Room  
Marion Town House  
Two Spring Street**

**MEMBERS PRESENT:** Rob Lane, Chairman  
Rico Ferrari Vice-Chairman  
Norm Hills, Clerk  
Jennifer Francis  
Eileen Marum  
Mike Popitz  
Steve Gonsalves

**MEMBERS ABSENT:** None Absent

**BOARD ASSISTANT:** Terri Santos

**ALSO PRESENT:** Dana Anderson  
Sharlie Suddeth  
Jean Perry

**Commencement** – Chairman Lane called the regular meeting to order at 7:00P.M.

**Approval of Minutes**

Motion made by Member Marum to approve the minutes of January 5, 2015, seconded by Member Gonsalves.

**VOTE: 7-0-0**

**Pre submission Conference – Tucker Lane Solar Farm, Clean Energy Collective  
C/O Bill Madden**

Chairman Lane explained the meeting procedure for the Pre Submission Conference and that he had asked Member Popitz to be the Board Project Coordinator to work with the Applicant and his Representatives and Planning Consultants.

Bill Madden of GAF Engineering introduced Greg Carry of Clean Energy Collective.

Gregg Carrey explained that Clean Energy Collective is different in that they have a model for community solar which markets the primarily to residential customers with no cost to the customer; participants bills are reduced 5%.

Mr. Madden explained the Pre submission application and plans. He noted that they will need to go through Site Plan review and will need a Special Permit to obtain a building

permit. He noted that the Solar Farm is located in Marion with access through Rochester and is roughly 6.5 acres. They will make an electrical connection to a pole off of Tucker Lane in Marion. They have determined a wetland boundary but have not yet submitted a Notice of Intent to the Conservation Commission but intend to meet with them. They are looking for relief on the environmental assessment and would request a waiver of a traffic study because there will not be traffic associated with the completed project. Mr. Madden noted that he had questions in the regulations the height in relation of the mean grade and if it can exceed the 8feet.

Chairman Lane noted that they the Board is not in the position at this meeting to give definitive answers to the Applicants questions and asked for questions from the Board.

Answering questions from the Board, Mr. Madden explained that have not yet done soils testing yet but will do for the storm water management system. The only side with the most trees is on the East near Tucker Lane and there is limited need to remove trees. He noted that the fencing is a chain link fence and will have screening as per the bylaw. The solar panels are fixed, will face south, and produce 1MW. Glare should not be a problem but can be screened if necessary. The site is not mapped as endangered species habitat.

Chairman Lane asked for comments from the Public.

Mr. Kokkins asked if there was a commercial standard on how the panels are embedded in the ground in the case of high winds.

Mr. Madden explained that he was not aware of that standard although would further research should there be the need to provide incidental support in the case of high winds.

Chairman lane commented that the Board will work on the response to the Applicant and be as expeditious as possible.

**Comments to the ZBA – First Congregational Church C/O William Saltonstall, Jr.  
16 Cottage Street**

Chairman Lane noted that he had filed a Disclosure Statement with the Town Clerk and with the Planning Board Assistant stating that he knows one of the Principles of the project but has no involvement in the project. He asked for comments from the Board.

Member Hills submitted and read into record a memo dated June 1, 2015 (on file in Planning Office).

Chairman Lane commented that it is a question of which comments they would like to make and what are under the Planning Boards purview.

Chairman Lane asked for Clerk Hills to work on a response to the ZBA and present the response at the next meeting.

## **RFP Part – Time Planner Update - Master Planning**

Vice Chairman Ferrari explained that the MP Subcommittee is drafting an RFP for the Part-time Planner position. The RFP will be reviewed with the Board.

The MP Subcommittee met with SRPEDD to go over the Project. A Public workshop is slated for August 1 with SRPEDD, the Planning Board and Advisors, and residents.

Member Francis again expressed interest in being on the MP committee.

Vice Chairman Ferrari explained that she could participate through the Energy Management Committee and collectively as a group on other elements of the Master Plan. He noted that the meetings are open to the public so anyone can join in and give their opinion.

Member Marum asked if the Board Assistant could email notice of any meeting of the Master Plan Subcommittee.

Margi Baldwin asked what the present makeup of the MP Subcommittee was and the process to ensure open involvement of residents.

Vice Chairman Ferrari explained that he had provided a slide presentation that had the structure of the Master Plan committee and areas of expertise. The areas of expertise were in retail, development, finance, architecture, business, public health, Habitat for Humanity, recreation, The Art Center, Kittantsett Club, Yacht Club, Tabor, The School Superintendents Office and the various Town Departments.

Chairman lane suggested that if members of the community have questions contact the Co-Chairs of the Master Plan Subcommittee.

## **Old/New Business**

Member Marum asked if anything has happened with the old Frigate property.

Chairman lane noted that he and the Board Assistant would check to see when the approval for the Site Plan expires.

Member Marum expressed concern about the integrity of the underground fuel tanks at the Wells gas station.

Chairman Lane responded that they are regulated by State requirements.

Member Marum commented that it had been brought to her attention that there is a lot of noise coming from Dunkin Donuts at night and the early morning hours and who should concerns be addressed to.

Chairman Lane noted that they would address with the Building Inspector and possibly the police. He suggested that Member Marum look at the file in the Planning Office to see what the order of conditions were.

Clerk Hills noted that the Board had received RFP proposals from four engineering firms and the Board owes them a response.

Chairman Lane noted that he will look at the responses and will schedule a discussion at the next meeting on how to proceed.

### **Approval of Bills**

Motion made by Clerk Hills to approve the bill in the amount of \$32.34 to Member Marum for travel expenses, seconded by Member Marum.

**VOTE: 7-0-0**

Motion made by Member Marum to adjourn, seconded by Member Gonsalves at 8:02P.M.

**VOTE: 7-0-0**

#### List of Documents Received:

ZBA – First Congregational Church C/O William Saltonstall, Jr. 16 Cottage Street N. Hills concerns with respect to 16 Cottage St. dated 1 June 2015

Bill – \$32.34 paid to Eileen Marum – Transportation to SRPEDD Meeting

Pre submission Conference Application– Tucker Lane Solar Farm, Clean Energy Collective

Minutes of January 5, 2015

Note: The documents, reports, correspondences, submittals, notices, exhibits are a part of the official record along with these minutes.

Respectfully Submitted,

Norm Hills, Clerk

