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Office of  
THE PLANNING BOARD  
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Lance J. McNally, Chairman    Christopher Nocella, Vice Chairman    Laura E. Shifrin, Clerk  
Kathy Araujo, Member    Edwin H. Howard, II, Member    Jerrilyn T. Bozicas, Associate Member

Minutes  
September 26, 2016 at 7:00 p.m.  
Townsend Memorial Hall, in Selectmen's Chambers

**I. PRELIMINARIES:**

- 1.1 Call the meeting to order:** Clerk LS called the meeting to order at 7:12PM.  
**1.2 Roll call:** Jerrilyn Bozicas (JB), Edwin Howard (EH), Kathy Araujo (KA), Laura Shifrin (LS)

LS acting as Chair, appointed JB as a pull voting member for the purpose of this meeting.

- 1.3 Additions or Deletions to Agenda Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting:** 3.5    *Mandatory Referral from ZBA re: 3 Wheeler Road*

**II. APPOINTMENTS:**

- 2.1 7:15 pm Public Hearing – Special Permit Site Plan Review - 40-56 Fitchburg Road – Development of 750kW ground mounted solar array to serve condo units**

LS opened the hearing at 7:15PM.

LS read the legal notice.

Ziad Rahmadan, owner, wants solar panels to support the facility. Land is not zoned for such. ZBA gave approval with request to do site plan review with Planning Board.

Solar will be in the back away from the street and will be fenced. There will be no change in topography. The panels will send power to Unitil and they will give credit against the units. Part of this site is owned by State Wildlife. They gave the condition that a fence needs to go six inches underground to prevent turtle from entering the solar array.

Site set aside for solar array is five acres. There will be 2500 panels, 300W and 6x3'.

LS read mandatory referrals.

Pursuant to §145-42D

David E. Ross attended.

No parking spaces are required.

Findings:

EH moved to waive the scale requirement 1' = 40'.

EH moved to waive scale of locus map

E is N/A for site but applicant will provide two access points per Fire Dept request.

Screening not needed since it is so far from road. Would it affect other lots?

Transformer is fenced even though it is near to the pool.

Pursuant to §145-42D

- a. Adequate – site is 19.8 acres, minimum for solar is 5 acres
- b. Suitable – no wetlands
- c. None
- d. Nothing on either side or behind, negligible impact
- e. N/A weed barrier/crushed stone
- f. N/A
- g. TBD
- h. Stormwater – septic system needed repair so trees were removed to replace the system. EH moved to continue the hearing until 10/17/16 at 7:15PM. KA seconded. AIF.

## **2.2 7:45 pm Public Hearing – Stormwater Management Permit Application – 3 Wheeler Road – Earth Removal Project**

Stan Dillis represented the applicants

LS opened the hearing at 8:20PM.

LS read the legal notices, mandatory referrals, and a letter of support.

Seventy-five acre farm field used for haying – five acres undulating and step. Need to remove dilapidated barns. Keep agricultural and improve function of land. Water goes toward farm pond and from. Temporary sediment basin to collect material during operation before it gets to the river.

Bridge was constructed to handle all vehicles and construction trucks will not be a problem.

No net increase in runoff from pre to post construction.

KA moved to waive the peer-review requirement. EH seconded. AIF.

EH moved to issue a storm water permit to 3 Wheeler road and Ambros Corporation. KA seconded.

KA – Yes

JB – Yes

EH – Yes

LS - Yes

KA moved to sign out session. EH seconded. AIF.

EH moved to close the hearing. KA seconded. AIF.

## **III. WORKSESSION:**

3.1 Update on Solar Bylaw Subcommittee - still working

3.2 Discuss and vote on Volunteer for Community Development Committee – and At-large person may be available.

3.3 Discuss hiring process for PB/ZBA Administrator – references were contacted. Offer to be made. Send letter to rejected applicants.

3.4 Discuss Response from Police Chief re: Draft Marijuana Bylaw – No response

3.5 Mandatory Referral from ZBA re: 3 Wheeler Road – PM has issued a storm water permit for this case.

## **IV. CORRESPONDENCE:**

4.1 Notices from Townsend / Other Towns – Noted.

**V. ADJOURNMENT:** EH moved to adjourn at 9:10PM. KA seconded. AIF.

**Next Regular Meeting Date: Monday, October 17, 2016, at 7:00 p.m.**