

PLANNING BOARD
148 Peck Street
Rehoboth, MA 02769
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James Muri, Chairman
Edward Bertozzi, Vice Chair
John Moriarty, Clerk
Robert Moitozo
Tomas Ennis
Christopher Cooper
Stephen Brooks, Jr.
John Scanlon, Assoc. Member

**Meeting Minutes
August 19, 2015
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM**

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OFFICE OF THE TOWN CLERK
REHOBOTH, MA

Present: Robert Moitozo, John Moriarty, Stephen Brooks, Jr., Edward Bertozzi, Christopher Cooper; Town Planner – Leeann Bradley

Absent: James Muri, Tomas Ennis, John Scanlon, Associate Member

Pledge at 7:00p.m.

Public Hearings

Kearsarge Rehoboth LLC – 128 Bay State Rd. – 15-01Solar – Mr. Michael Lotti from Innovative Engineering Solutions was present on behalf of the client. Mr. Lotti began by stating he believes he has met all the requirements and recommendations from Fuss & O'Neill and submitted final stamped plans and believes everything is taken care of regarding the three permits he has applied for. Mr. Bertozzi read a memo from Fuss & O'Neill stating they have met all requirements. Mr. Lotti confirmed there would be no concrete tubs and helical piles instead. He will change the detail on the plan to reflect this, which is page C5. Mr. Moitozo stated the plan must be changed before it is approved. Mr. Lotti will send a replacement page and noted everything else is exactly the same. The Planning Board asked to waive the deadline from August 29, 2015 to September 2, 2015. Mr. Lotti agreed. Ms. Bradley stated the Decommissioning Agreement refers to a Letter of Credit. The Planning Board agrees that is acceptable but must be from a large reputable bank. Mr. Lotti will email the Letter of Credit to Ms. Bradley. A bank rating will be requested from the Town Treasurer. This matter will be continued to September 2, 2015.

New Business

Chapter 61B – 88 Gorham St. – Right of First Refusal - Ms. Bradley stated the Conservation Commission took a look at this and recommended the Board of Selectmen see if CPC or the Rehoboth Land Trust would be interested in purchasing this land for the town. The Planning Board feels the same way. The property is approximately 45 acres. A memo will be sent to the Board of Selectmen to look into CPC or Land Trust

Mr. Moitozo motioned that the Planning Board recommend to the Board of Selectmen that they investigate funding sources to exercise their Right of First Refusal.
Mr. Brooks seconded the motion. Motion passed.

Preliminary Discussion – Wayne’s Sheet Metal – 157 Tremont St. – Mr. Wayne Goudreau was present. He came before the Planning Board proposing an addition to an existing building. It will be an 80’ x 40’ metal building. He presented drawings to the board. This property is located within the Groundwater Protection District. The septic has passed inspection. He will need a new well. The parcel is ¾ acre. There is no basement and the slab will be on grade. Mr. Bertozzi informed Mr. Goudreau he will need an affidavit stating there will be no hazardous materials on site. It is a legal non-conforming lot. The Planning Board determined Mr. Goudreau will need to file for a Groundwater Special Permit and Site Plan Approval. The building was constructed before the zoning bylaw and will need a permit from the Zoning Board of Appeals first.

Old Business

Sun Edison – Landscaping Update – Mr. Robert Moitozo recused himself. Mr. David Moulton General Superintendent for SunEdison was present. Mr. Bertozzi began by stating there was a site walk last Saturday with the Planning Board and abutters. The Board wanted additional trees planted. Mr. Gerry Schwall from the Board of Selectmen was present as well. Mr. Moulton is aware of the concerns of the town and abutters and requested to come before the Planning Board at their next meeting. He will submit a formal response from SunEdison prior to the meeting of September 2, 2015. He wants to resolve the issue 100%. Mr. Bertozzi will look through his notes and email them to Ms. Bradley. Mr. Moulton requested that the computer renderings be sent to him with focus specifically on the gate. There are several renderings and he wants to be sure he has the right one. Mr. Bertozzi read his notes into the record. It was determined that 51 additional trees have been requested. He also thanked Adam Latham who volunteered his time to help the Planning Board. His help was invaluable. This matter will be continued on September 2, 2015.

Tremont Street – Solar – Citizens Energy – Landscaping Issues – Mr. Brian Morrissey from Citizens Energy was present. He is the Managing Director of Solar Energy. Mr. Moitozo began by stating the planting plan was prepared by an engineer not a landscape architect. The trees shown on the plan are 15’ in diameter. The plan looks good but in reality it looks awful. It needs to be supplemented to meet the intent of the bylaw. They will need to plant trees that will be deer resistant and have volume. The Planning Board wants a screening so the solar farm cannot be seen. Mr. Morrissey asked exactly what the Board is looking for as far as screening. Mr. Cooper stated the bylaw’s intent is when a solar array go in, it really shouldn’t be seen. Mr. Moriarty stated that even if they do see the solar array it should be a little bit pleasing to the eye. Mr. Morrissey proposed having a new landscape architect take a look at the site, do an existing conditions and propose additional plantings along Tremont St. and the abutter to the East. Mr. Moitozo wants a recommendation for a year round buffer. The Planning Board wants to have a site walk with the landscape architect and discuss the new plan. Mr. Morrissey will submit a new plan once he can find a good landscape architect. He is estimating about one month for a new plan and hopes to have it ready by September 2, 2015. He is hoping for an October planting. Mr. Bertozzi recommended Adam Latham as a suitable landscape architect for this project, stating he is completely honest and a true professional. Ms. Bradley will email Adam Latham’s contact information to Mr. Morrissey. He appreciated the suggestion of a reputable landscape architect. This matter will be continued on September 2, 2015.

Housing Production Plan Update - Mr. Bertozzi began by stating there was feedback from the Department of Housing and Grant King of SRPEDD. They requested a number of changes and Mr. King will probably handle most of them. They asked about the possibility of tying into Attleboro or Seekonk's water supply. Mr. Bertozzi feels Mr. Ted Ballard should be consulted for input on this. Mr. Bertozzi will also look into this.

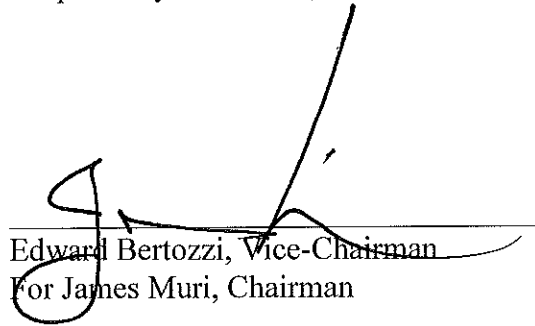
Invoices

1. Fuss & O'Neill – 128 Bay State Rd. – Solar - \$964.09
Mr. Moriarty motioned to submit payment to Fuss & O'Neill for \$964.09
Mr. Cooper seconded the motion. Motion passed.

Adjournment

Mr. Brooks motioned to adjourn at 8:50 p.m. Mr. Cooper seconded the motion. Motion passed.

Respectfully Submitted,



Edward Bertozzi, Vice-Chairman
For James Muri, Chairman