



Town of East Bridgewater  
Planning / Building Department  
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REC'D EB TOWN CLERK  
'19 MAR 5 AM 10:31

Planning Board minutes of **February 4, 2019**, as follows: meeting called to order at 7:00 p.m. in the second floor conference room at the Town Office Building, 175 Central Street.

These minutes are an abstract of the digital recording of the Planning Board meeting held Monday, February 4, 2019 this is on file with the Planning/Building Department.

Members present were: Roy E. Gardner, Chairman; Bernard Smith, Clerk; Steven Belcher, Member and Lindy Snow, Member. Not present: Rob Lyons, Member. Recused: William Nolan, Member. Also present Patrick Franey, Building Commissioner/Zoning Enforcement Officer; Dorothy Simpson, Administrative Assistant; Ellen McKenzie, Principal Clerk and John DeLano, Engineering Consultant.

*William Nolan entered at 7:01 p.m. and recused himself due to being an abutter regarding the Public Hearing.*

**Bills:** No bills at this time.

**Public Hearings:** *CPV Highland Solar LLC* - requesting a Special Permit for ground mounted solar. Clerk Bernie Smith read the Public Hearing notice. Ann Marvin Realty Trust is entering into a lease agreement of over 20 acres. There is also a four acre parcel as part of the proposed project and it is believed the original owners passed away. The applicants are working on ownership of that parcel.

Steve Wiehe from Weston & Sampson engineering helped CPV put together the application. Robert Mastria from CPV was also present. Mr. Wiehe had a Q & A handout for the Board and spoke about the project. He stated the project being presented is 95% of what it will actually look like - "why design the whole thing if it doesn't get approved". He also stated the trade-off of losing trees to have renewable energy solar. He doesn't expect runoff to be an issue mentioning many options like culverts, swales etc.

Mr. Wiehe also stated that in abiding the Towns by-laws, he asked for a variance on the permit once issued, with the allowance of 6 month validity because the utilities are behind 12-18 months. Chairman Roy asked if anyone contacted National Grid yet and Robert Mastria from

CPV stated they've already started talking to National Grid and there are distribution lines on Highland St. which they requested to National Grid to connect to.

The four plus acre lot will probably need to Form A because you can't grant access to a land locked parcel.

Board member concerns/questions: Bernie Smith expressed his concern regarding the larger section of clearing that will take place and the noise from the F1 race track. He informed CPV Solar of the ongoing noise complaints and clearing the trees will exasperate the situation. He asked if they can abate the noise problem. Steve Wiehe responded that it would only be 1-2 db louder.

Members Lindy Snow & David Johnson asked how close the tree line will be cut. Steve Wiehe responded right to the property lines so there is no shade buffer.

Consultant John DeLano asked the Board if they will consider the neighborhoods concerns and maybe cut back an array to leave a buffer to Captain's Way properties. There was mention of stormwater management & construction access that will cease after project is done. Roy indicated some ground matter is impervious and not sound prevention.

Steve Wiehe had relayed the plan may change in that the array design is electrically paired but spatially it will be the same plan. The changes will be contiguous and it will not trigger review. John DeLano asked him if the change will cause runoff and he answered it will.

The Board heard lengthy discussions and concern from residents.

John DeLano stated CPV engineers contention states there are little wetland on the property. John asked if the Board will seek an easement if land shows additional wetlands. The Board responded that Wetland Protection and Stormwater Management will come before any decision.

The Public Hearing will be continued to our next scheduled meeting on Monday, March 4, 2019 **M/Belcher, S/Johnson** with (5) five in favor, (0) none opposed.

*William Nolan re-entered the room at 9:01 p.m.*

**Minutes:** Minutes from January 7, 2019 Approved **M/Smith, S/Belcher** with (6) six in favor (0) none opposed at 9:01 p.m.

**Pending Matters:** *Celiberti Realty, LLC, No. Bedford St.* – waiting for final action from Conservation Commission. No new updates.

*David Johnson departed at 9:02 p.m.*