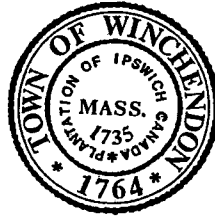


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Planning Board

Telephone (978)-297-5419

Approved: 10 / 30 / 18

Planning Board Minutes
Planning Board Meeting/Public Hearing
October 16, 2018
Town Hall 2nd Floor Auditorium

Present: Chairman Guy Corbosiero, Burton Gould Jr., Arthur Amenta, and Scott Robillard
Chantell Fleck, Planning Agent
Brianna Roberts, Recording Secretary
Brandon Smith, Borrego Solar

Materials: October 16, 2018 Agenda

Call to Order: 6:33 PM
Pledge of Allegiance

Announcements: Mr. Corbosiero announced there is an opening for a regular and alternate board member. If there is anyone recording, please let the board know.

Approval of Minutes: 12/5/17, 7/17/18, 8/21/18

Public comments: None.

New Business: Mr. Corbosiero entertained a motion to approve the minutes. Mr. Gould motioned to approve, Mr. Amenta seconded the motion, and the board unanimously voted aye. Mr. Robillard voted aye on 7/17/18 and 8/21/18, and abstained from one- 12/5/17, since he was not present for that meeting.

Continued Public Hearing: 135 Gardner Road- Formal Site plan Review for Solar Array

Mr. Corbosiero called the public hearing to order at 6:38 PM

Brandon Smith, present in behalf of David Albrecht, with Borrego Solar came forward. Mr. Smith explained the main outstanding item for this meeting was the lot coverage

percentage of 10.4%. Jeff Newton, the Building Inspector, provided an updated calculation of 9.4% by determining the projected coverage due to the angle of the panels.

Mr. Corbosiero went over the items on the waiver list. The first waiver is from section 6.11.6C, in regards to the noise of the project. Chantell added under special conditions #4, Noise study- A base line noise test will be required prior to construction of the array, the test should be conducted along the lot line of the project located to the closest dwelling unit. Mr. Smith stated this would be agreed upon.

The next item was in regards to the driveway. Mr. Corbosiero stated that this is not a public road, therefore the conditions of requiring 2% is not necessary.

Mr. Corbosiero asked the board members if they had any questions or comments. Mr. Gould spoke to the engineers along with Mr. Flis, and they are satisfied with the changes.

Mr. Corbosiero entertained a motion to close the public hearing at 6:42PM. Mr. Gould motioned to close the hearing, Mr. Amenta seconded the motion, Mr. Robillard voted aye, and the Chair voted aye.

Mr. Corbosiero closed the public hearing. The next item was to approve or disapprove of the solar project. Mr. Gould stated he was satisfied to approve. Chantell went over the list of conditions that need to be met for approval.

Mr. Corbosiero entertained a motion to approve the solar array with these conditions. Mr. Gould agreed to approve the solar array with these conditions, as long as the hours of construction are noted. Mr. Robillard seconded the motion, and the board unanimously voted aye at 6:48PM

Mr. Corbosiero announced the next meeting would be on October 30th at 6:30PM. The re-organization of the board is delayed until there is a full board.

Old Business: None

Committee/Meeting Updates: None

Correspondence: None

Other Business: Mr. Gould announced that the Library would be hosting an Open House Saturday the 20th.

Mr. Corbosiero entertained a motion to adjourn the meeting. Mr. Gould motioned, Mr. Robillard seconded, and the board unanimously voted aye.

Chairman Corbosiero adjourned the meeting at 6:55PM

Respectfully submitted:

Brianna Roberts, Planning Board Recording Secretary

A handwritten signature in black ink, appearing to read 'Guy Corboosiero', written over a horizontal line.

Guy Corboosiero, Chairman

A handwritten signature in black ink, appearing to read 'Burton Gould', written over a horizontal line.

Burton Gould

A handwritten signature in black ink, appearing to read 'Arthur Amenta', written over a horizontal line.

Arthur Amenta

Scott Robillard