

Norton Planning Board Minutes of Meeting  
For  
May 19, 2015

**Call to Order**

The May 19, 2015, meeting of the Norton Planning Board, held in the first floor Selectmen's Conference Room, was called to order at 7:15 P.M., by Mrs. Haracz, Chairman. Members Present: Mrs. Joanne Haracz, Chairman; Mr. David Miller, Vice-Chair; Mr. Edward Beatty; and Mr. Patrick Daly. Absent: Mr. George Burgess, Mr. Joseph Fernandes, and Mr. Scott Nichols. Also present was Mr. Charles Gabriel, Town Planner.

**Report of the Planning Board**

**Approval of Minutes**

**Report of the Town Planner**

**Planning Board Business and Policies**

**Bills and Warrants**

**MOTION was made by Mr. Miller to approve the Planning Board Bills and Warrants in the amount of \$1,786.72. Second by Mr. Beatty. Vote: Unanimous. MOTION CARRIES.**

**Approval Not Required Plan:**

<b><u>Applicant Name</u></b>	<b><u>Date Filed with Town Clerk</u></b>
------------------------------	--

No ANR's were reviewed.

7:30 P.M. - Request by Henry Sousa to release Lot 2, Greenview Estates, Barrows Street

Attorney Sousa was not present.

Mrs. Haracz said Attorney Sousa came before the Planning Board several months ago; it wasn't released but was built on.

Planning Board signed this. "Form G - Town of Norton, MA Certification of Performance (Covenant Release).

Site Plan Review: Proposed Solar Development at 12 Hill Street, Assessor's Map 24, Lot 62

Mr. Mark Allen of Allen Engineering was present with Solect Energy and stated plans were revised as well as studies.

He referenced two drainage reports and two full set of revised plans.

Shown was "Site Plan for Norton Community Solar Farm at 12 Hill Street in Norton, MA 02766".

Mr. Allen said they were eliminating one of two access points and shown as temporary construction entrance.

Draining: Peer review engineer asked for some info: riprap spillway created and explained. Hydrology reports were also discussed.

Mrs. Haracz said Amory Engineering (Town's engineering company) reviewed drainage plans and sent findings to Planning Board.

Lawn maintenance was added into maintenance plan (monthly grass cutting of facility and basins to occur).

Mr. Miguel Linera, Senior Project Manager, of Solect Energy noted the grass seed they will use is a low height/slow growing grass. This particular proposed project would require minimal mowing. Fescue mix would require monthly mowing.

It was noted this project would have a 20 year life expectancy and if deemed obsolete racking systems would be demobilized and a new technology could come on board.

Mr. Gabriel said he did not believe they have a decommissioning plan. He said it appeared to him, just because it is not a special permit, they would want to treat it like the other two solar projects proposed in Town.

Mr. Linera said the contract is for a 20 year lifespan. At that point the rack/panels can be removed, etc.

It was noted this land is being leased to the solar farm.

Mrs. Haracz referenced section of Town's bylaw "Financial Surety" and read this aloud.

Mr. Daly stated past proposed solar farms have been on town-owned property and private property and both have had a surety requirement.

Mr. Gabriel said he believed the Planning Board meets in two weeks and they can work on an amount of surety and how it should be structured, and have Planning Board agree on amount, etc.

Mr. Allen said they missed a month to get back and forth with engineer and they need to expedite this because of electric company, therefore, the faster the better. He said they will abide by whatever numbers are agreeable to both parties. Also, there is a government incentive to do this in a certain amount of time.

Mrs. Haracz said the times of construction should be noted: not before 7:00 A.M. to 7:00 P.M. or at dark in winter, whichever occurs first. Also, no Sunday construction. Also there should be erosion control plans in place.

Mr. Allen said Mr. Linera will put together information for decommissioning.

**MOTION was made by Mr. Miller to continue this Site Plan Review to June 2, 2015. Second by Mr. Beatty. Vote: Unanimous. MOTION CARRIES.**

**Sign Preliminary Plan:**

Tipping Place (off Burt Street) is location.

Mr. Gabriel said this must be filed with Town Clerk. Applicant to come back with definitive subdivision plan. This gives developer a sense of Planning Board.

.....

Planning Board's next scheduled meeting are June 2 and June 16 (June 16 meeting - Mrs. Haracz may be absent).

Planned agenda items for June 2, 2015 meeting are as follows:

- . Condyne - for two warehouses
- . A special permit for a horse barn on South Worcester Street (120 South Worcester Street).

**Adjournment**

**MOTION was made by Mr. Beatty to Adjourn at 8:04 P.M. Second by Mr. Miller. Vote: Unanimous.  
MOTION CARRIES.**

Respectfully Submitted by:

Janet A. Sweeney  
Planning Board – Recording Secretary

Minutes Approved by Committee on: \_\_\_\_\_  
(Date)

Signature: \_\_\_\_\_

Chairman: \_\_\_\_\_

Documents Reviewed/Distributed at Planning Board Meeting of May 19, 2015

. Form G – Town of Norton, MA Certification of Performance (Covenant Release)

. "Site Plan for Norton Community Solar Farm at 12 Hill Street in Norton, MA 02766"