

## **PLANNING BOARD MEETING MINUTES**

### **October 13, 2011**

**PRESENT:** Christopher Farrell, Daniel Doucette, Doug Shearer, Gerald Carney, John Howarth, Louis Gallo, Donald DuBerger, Jon Nelson

**ABSENT:** Dudley Jensen

**STAFF:** Coreen Moore, Town Planner

**ALSO PRESENT:** James Mulvey, Ron Bello, Paul Gately, Richard Elrick, Ford O'Connor, Paul O'Keefe, George Slade, Tahir Khan, Barbara DeCicco Lawrence, Mark DeCicco

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Ann Gratis, Recording Secretary

Chairman Farrell called the meeting to order at 7:00 P.M.

Mr. Doucette made a MOTION to approve the minutes of 9/22/11. The MOTION was seconded by Mr. Shearer with 7 in favor, one abstention.

**81P:** MacArthur Blvd. and the Bourne Rotary.

Ford O'Connor represented the applicant. The back lot is not buildable and the front lot has frontage on the rotary. Once we get a curb cut from MA Hwy, we will apply for a building permit.

Mr. Carney made a MOTION to approve. The MOTION was seconded by Mr. Doucette with all six in favor, 2 abstentions.

**Compliance Review:** Cont'd from 8/11/11. 370 MacArthur Blvd. McDonald's re-vegetation.

Chairman Farrell said there are no trees but the re-vegetation seemed ok.

Mr. Howarth made a MOTION to approve. The MOTION was seconded by Mr. Carney with all in favor.

**Compliance Review:** 41 Meetinghouse Lane. Cont'd from 9/22/11. Parking, drainage, loading dock.

Ron Bello stated the planter has been reduced and we are going to replace 2 catch-basins. Fix-All Cape Cod is doing the work. Waiting on the loading dock for a tenant if they will need it or not.

Mr. Doucette made a MOTION to continue to 11/10/11. The MOTION was seconded by Mr. Shearer.

Chairman Farrell asked for the plans to be submitted to us.  
All in favor of the MOTION.

**Discussion:** paving of Rt. 6 and MacArthur Blvd.

Chairman Farrell: There is new leadership at MA Hwy. We can get the advisory committee to work with us and them. A major rebuild will be many years from now.

Coreen stated we can commission a study. Work with the Cape Cod Commission for funds.

**Public Hearing for a Change to the Zoning Bylaw:**

**Sec. 3470: Solar Photovoltaic System (SPS) Ground Mounted**

The purpose of this section is to promote the goals of the Local Comprehensive Plan and the Commonwealth of MA Green Communities Act, by providing project plan review and design standards for large-scale, ground-mounted solar photovoltaic systems.

Richard Elrick, Energy Coordinator for Bourne. This will be an As-of-right overlay district for large scale solar projects. There is no bylaw now and no way to regulate if a project came to town. If this passes, it's one goal of the Green Community standards. We do have one minor change which will be done at Town Meeting. Sec. 3478 getting the agreement. It can take about 8 months to get the agreement with NSTAR. This will allow the applicant to get the building permit and the agreement can come later prior to final sign off. Engineering studies would have to be done.

Chairman Farrell: What happens if no agreement can be made and the land has been cleared?

Rick: the developer would have to put it back the way it was. There would be Cape Cod Commission review on these projects as they are large – over 3 acres. The first solar project is in front of the CCC now under an expedited review. They will not touch municipal projects.

Mr. DuBerger asked why is this process being rushed? Why do we these projects need a pre-approved place?

Rick: Bourne voted to promote alternative energy. This is a step in that direction. Projects will be coming to the Town next year. This will help regulate them. Tell them where they can go. They will still need site plan review.

Mr. Nelson: As of right is hard to swallow. Is there a certain percentage needed for a green community? Why did you choose the areas highlighted?

Rick: a 1mw project requires 5 acres. The areas selected seemed to make the most sense now as they are mostly cleared already, do not have housing. Trying to promote private sector solar projects as it will bring revenue to the Town. These projects have no impact on schools, housing, or water.

Coreen: the gravel pit we thought was a good re-use of the area and it's private. Also where the existing Bournedale School is for a municipal project. It may be cleared in the future. The B3 district includes the landfill and abuts MMR. There is no residential allowed. The State bylaw stated we can't prohibit solar but can regulate it. We show where they can go to protect the rest of the town. Without this bylaw, someone could evoke MGL Ch. 40A and put it anywhere in town.

Paul O'Keefe from the Energy Committee: There is an RFP out now for sites throughout the Cape. 11 are in Bourne (several are roof mounted). We hope to

award at the first of the year with construction starting in June. ISWM was included in the RFP. This will make the Town eligible for \$150,000 in energy grants a year. It's easy to regulate.

Coreen: the UCT is not included in this as they do not have the area to put a 250kw. They can do under that.

George Slade, Monument Beach: Will these create glare?

Rick: hasn't been a problem. They are designed to receive light, not reflect.

Coreen: on June 9<sup>th</sup> the Board voted to give the go ahead for us to pursue this bylaw.

Chairman Farrell asked about Seagulls.

Rick: The surface is tilted and will wash off when it rains/snows. Almost self cleaning.

Mr. Doucette made a MOTION to support the article and the amendment to be made at Town Meeting. The MOTION was seconded by Mr. Gallo with five in favor, 2 opposed, 1 abstention.

Mr. Doucette made a MOTION to adjourn. The MOTION was seconded by Mr. Carney with all in favor.

With no further business before the Board, the meeting was adjourned at 8:00 PM.

Respectfully submitted,  
Ann T. Gratis