

PLANNING BOARD MEETING MINUTES

December 8, 2011

PRESENT: Christopher Farrell, Doug Shearer, John Howarth, Dudley Jensen, Daniel Doucette, Donald DuBerger

ABSENT: Gerald Carney, Louis Gallo, Jon Nelson

ALSO PRESENT: Scott Lacy, Jim Mulvey, Ron Bello, Elmer Marsh, Jared Connell, Christopher and Sandra Crispin

Ann Gratis, Recording Secretary

Chairman Farrell called the meeting to order at 7:08 P.M.

Mr. Howarth made a MOTION to approve the minutes of 11/10/11. The MOTION was seconded by Mr. Shearer with all in favor.

Chairman Farrell asked everyone to take a moment of silence for the Worcester firefighters and the victims at Virginia Tech.

Congratulations to the Bourne Canalmen on a great season and winning the Superbowl!

Mr. Shearer made a MOTION to take business out of order. The MOTION was seconded by Mr. DuBerger with all in favor.

Public Hearing for Amended Special Permit #10-2010A: 10A St. Margaret's St. Christopher Crispin. To work on/store water crafts, dirt bikes, ATV's in the side parking lot.

Mr. Doucette has been working with the applicant. What he is applying for is not allowed in the zoning bylaw. He is making changes inside the basement. He will not store outside but will have a few waiting for pick up. Will put a time frame with the owners when they have to be picked up. It's a good business in town.

The Applicants asked to withdraw without prejudice.

Mr. Doucette made a MOTION to accept the withdrawal without prejudice. The MOTION was seconded by Mr. Jensen with all in favor.

Mr. Doucette left at 7:06pm

81P: 1 Country Way. Combine two lots.

These lots are being joined to be more conforming.

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

Compliance Review: Cont'd from 10/13/11. 41 Meetinghouse Lane. Drainage, loading dock.

Ron Bello: Think the drainage problem is solved. Couldn't put in the 2 catch basins as planed so tied into the existing basins and everything seems to be working.

Mr. Howarth: the parking lines by the planter need to be redone as people are still parking out and blocking the aisle.

Ron: waiting for the Chinese restaurant to pave in the back and install the grease trap. Will re-paint the lines at that point. Want dry weather.

Chairman Farrell thanked him for working with the Board.

Ron: would like to build an enclosure for the dumpsters in back. 5 compartments/5tennants. Would be 61'-64'. It might use up a couple of parking spaces.

Mr. Howarth recommended waiving the parking spaces.

The Board concurs.

Informal Discussion: Proposed modification to the Solar Bylaw map.

Jared Connell, Scott Lacy. Passed out maps of the current solar overlay district and also the area they are proposing. Would like to expand to the other side of MacArthur Blvd. Focusing on sites that are tree cleared already. Looking at the old driving range. Would like to put ground mounted solar on the back portion with a 2 story building in the front. There is no glare issues or noise with the solar and wouldn't really be visible. The site has 8.35 acres with 5 acres almost cleared. A 1.9mw system will fit.

Scott asked if the Board would be inclined to modify the bylaw map and sponsor the change? We will work with Coreen and the Board.

Mr. DuBerger asked how you knew about this bylaw?

Jared: a civil engineering firm knows the property owner. It's a passive use and financing is already in place.

Coreen stated that size in that location isn't allowed now.

Jared stated the owner is planning on the building but hasn't been able to find a developer. The project would kick off in spring or summer. Will seek financing after this for the project in the front. Needs income from this first. Construction would be 2-4 months and getting the agreement with NSTAR is about 6 months. They will have a 10 year lease and the panels are warranted for 20 years. Will continue past 10 years if all agreed upon. There are incentive programs. We have 5mw projects in Wareham and Dartmouth going on now.

Mr. Shearer stated if we add to the district it's as-of-right and we have no control.

Coreen stated they will still have to do Site Plan Review and meet the parameters/criteria of the bylaw.

Chairman Farrell stated this is almost spot zoning (modifying for one project).

There is no guarantee we're getting anything else. It's a prime piece of property. This would tie it up for a possible big development. Don't know any other parcels that would fit.

Jared: the property owner said nothing else has worked and this is a use for now.

Mr. Shearer stated he would love to see something there. Want a viable business but without the front being developed, couldn't see approving this.

Chairman Farrell asked with the tax impact would be?

Scott stated the assessors are still working on how to tax solar projects. The project can acquire utility credits which would be a benefit.

Mr. Howarth made a MOTION to adjourn. The MOTION was seconded by Mr. Shearer with all in favor.

With no further business before the Board, the meeting was adjourned at 7:40 PM.

Respectfully submitted,
Ann T. Gratis