

PLANNING BOARD MEETING MINUTES

October 9, 2014

PRESENT: Christopher Farrell, Daniel Doucette, Vincent Michienzi, John Howarth, Louis Gallo, Elmer Clegg, Daniel Chauvin, Rui Campos

ABSENT: Joseph Agrillo Jr

PUBLIC: Jim Mulvey, Mike Rausch, Raul Lizardi-Rivera, Bob Prophet, Robert Bowman, Frank Carotenuto
Ann Gratis, Recording Secretary

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

This meeting was televised and recorded. Michael Rausch of the Bourne Enterprise is recording the meeting also.

Minutes of 9/11/14 and 9/25/14: Mr. Howarth made a MOTION to approve. The MOTION was seconded by Mr. Gallo with 5 in favor, 2 abstentions.

Planning Board Member Comments

Mr. Gallo gave kudos to the Water Commission and Tom Guerino for promoting new development in Bourne.

Chairman Farrell stated that Kay Donovan passed today. A regular meeting attendee at Selectmen's meetings and some of ours. Condolences to the family.

Public Hearing for Extension of a Definitive Subdivision: Dayna Lane Extension. Robert Bowman. Request for a 4 year extension with no changes to the plan.

Mr. Howarth did the original review. MOTION to extend 4 years. The MOTION was seconded by Mr. Michienzi with all in favor.

Public Hearing for an Amendment to Definitive Subdivision: Heritage Commercial Park II. For a storm drain modification.

Raul from Homes and McGrath explained they need to relocate an existing drain to provide a walkway between the Hydroid buildings. The drain will be enlarged and will still hold all the drainage from the original definitive approval.

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

Public Hearing for Site Plan Review/Special Permit #07-2014: Hydroid. 1 Henry Drive & 14 Jonathan Bourne Dr. To construct a 10,000 +/- sf. Building for office and storage. Removal of over 10,000sf of natural coverage, over 40% of impervious surface coverage.

Greg Siroonian stated the new building will be 10,000sf with 5,000sf of storage in the basement.

Mr. Doucette: The building has a 5,200sf footprint. MOTION to approve subject to the following conditions:

- The storm management report dated 7/31/14 and the supplemental package dated 10/7/14 including all specifications are hereby incorporated as a condition of this decision.
- The revised drainage easement on Jonathan Bourne Drive is conditional approved pending Town Meeting approval. If the revised easement fails to be approved at town meeting; before a building permit is issued the applicant must amend the site plan before the Planning Board.
- All signs require a building permit

The MOTION was seconded by Mr. Howarth. Roll call vote as follows:

Mr. Clegg – yes Mr. Doucette – yes Mr. Michienzi – yes
Mr. Howarth – yes Mr. Gallo – yes Mr. Campos – yes Mr. Chauvin -yes

Informal Discussion: Bourne Water District. Solar project.

Bob Prophet, Superintendant of Bourne Water District. Andy Campbell retired. We can move it away from Spinnaker Lane if we need to. By reducing the rates at Bourne Water, it benefits the town. We hope this doesn't need a zoning change.

Coreen: The issue is this is proposed outside of the overlay district. First we thought it might be a municipal exemption, but the water districts aren't part of the town, sort of a quasi agency. I have put the question to Town Counsel. There are different ways to approach it, looking for ideas from the Board.

Bob: It's the same property that we had the wind turbine on, just a different location.

Chairman Farrell: No complaints were ever made while that was in operation.

Coreen: If it does require a zoning change, it will be on the May 2015 warrant.

Frank from Beaumont Solar: We appreciate your feedback. We have been a family owned business since 1918. Originally started as a sign company. We bought it in 2008 and are now the second largest company in MA for solar and #61 in the country. We did Onset Computer, the Hydroid project, KAM, Falmouth Ice Arena. Falmouth did a 800kw system and it provides all their power. Municipalities can't take advantage of the tax incentives. Depreciation is taken over 5 years of the system cost. Customers get to use all the power generated and the State keeps track of energy used. Green tags are sold to an entity over a 10-20 year period. We are trying to work with the Bourne Rec Authority to offer them a substantially lower rate. Bourne water will know how to budget for 20 years. A power purchase agreement will be negotiated. A 650kw system will fit on that site which leaves 250kw available for another municipal entity (schools, etc).

Mr. Chauvin asked what the lifecycle of the product was.

Frank: about 25 years plus. Panels will degrade over time. A maintenance contract is done after that. Disposal/dismantle is included in the contract. All parts are recyclable.

Mr. Campos asked if the PPA is like a lease program?

Frank: There is a separate agreement to allow the owner of the system to use the land. The system will cost about \$2 million or so.

Mr. Chauvin asked about public safety to keep people out.

Frank: fencing and a diverter.

Chairman Farrell asked where the location of the wires are going?:

Bob: We talked about running overhead. WE will pick up by station 4 from our own poles on Valley Bars Rd. No disruption to neighborhoods.

Mr. Clegg: how elevated from the ground will it be and how was this site chosen?

Frank: about 6-8 feet if that. The terrain is high and flat. The setback and it's screened from the residences. This is very preliminary. Hopefully possibly exempt from Cape Cod Commission review. There are 20 projects on Cape Cod and none have been reviewed but they are all municipal. We would like you to join us in meeting with the CCC if necessary.

Chairman Farrell: this is a good project and is good for rate payers.

Mr. Howarth: there is a similar project proposed for closer to the water tower. This is a no brainer for the town. I hope this is the start of more municipal projects. The project at 53 MacArthur Blvd. had to go to the CCC even though it's in the Solar Overlay district because it's privately owned land.

Board consensus: move forward.

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

With no further business before the Board, the meeting was adjourned at 7:41pm.

Respectfully submitted,
Ann Gratis