

Rowley Planning Board  
Minutes  
For Regular Meeting July 30, 2018

---

**Members Present**

Chris Thornton (Chairman), David Jaquith (Member), Mark Savory (Member), John Urbaczewski (Member), Troy Spaulding (member) and Kevin Daley (Associate Member), were present.

Kirk Baker (Town Planner) was also present.

David Jaquith (Member) were absent.

Chris Thornton called meeting to order at 7:30

**Continued Public Hearing – Site Plan Review – Solar Photovoltaic Facility – 623 Wethersfield Street**

Graham went over his comments as a result of submissions made at last the meeting. His July 25 letter is a review of the last set of plans submitted, which is his full comprehensive review. This date Graham received current new plan and reply to his letter of July 25. He has not reviewed it specifically in detail but feels the narrative in the letter addressed all items in his July 25 review. He will have his thorough review in detail for next meeting.

A specific item discussed was a concrete girder transformer pad at 140 feet from the abutting property boundary to be relocated to the new 150 foot setback. He notes erosion control was added as recommended after the removal of trees. It shows the curb cut of the gravel access driveway (3 inch minus size) and grade of 10 of first 100 feet or so. Also included was the storm water management with maintenance plan, and the addition of paved apron at entry in lieu of culvert (25 feet, next to the swale) as it will be a low traffic area;

Residents asked questions regarding paved apron next to the road, to which Graham provided explanation. Thornton asked about stump grinding. Spaulding gave information on reason not to use chips. Graham discussed stumps under where array pads will be, and discussion on how much will be required, as well as voids left with stump removal. Board will work on what makes most sense.

Thornton discussed an abutter's letter from Mr. Greg Kassiotis in regards to screening. Attorney Beatrice said he just got his letter. Beatrice added that he felt screening topic has been discussed thoroughly. Discussion ensued with resident regarding slope of land and clear view of where array will be without additional screening, though she felt that the topic had been discussed and screening was going to be included to hide the 7 ft. chain link fence, with 6 inch gap at the base for wildlife movement. Graham went over particulars of the plan with regard to clearance, footage and elevation, and distance near the wetlands, as well as provision for natural screening for array fields one and two. He stated additional trees planted by applicant have been in the plans, but seem to have fallen off the diagram, regarding placement. Much discussion ensued on trees used for screening, type, and height.

Resident asked specifically regarding visual appearance of the road and the storm drain from Wethersfield Street, as well as distance being cleared around the fence. Discussion ensued about the storm basin, the berm height on the edge of Wethersfield Street.

Graham continued discussion on the letter from Mr. Kassiotis, specifically talking about all wiring being underground and not be on poles. He also discussed the landscaping and screening, the construction schedule, whether there would be any blasting, working hours and numerous other specific items also discussed individually.

Mr. Beatrice, attorney for applicant, spoke on behalf of his client regarding a few of the conditions that are being discussed. He felt his client should not be held at a higher accountability on the project than required by law for any project. One specific topic was regarding milling wood, which she has been doing on the property for years and the hours of operation requested. They discussed the type of solar panels being used, ones that absorb light and not reflect, and every component being used will be disclosed. Until they actually have the product in hand, they can only provide a list of items they have ordered. Graham feels before they are erected, the Board needs to review the product. Resident inquired about issues that may arise to their well, septic, etc. as a result of blasting. Thornton discussed the issue. Final comments and questions on distances were discussed.

Attorney Beatrice spoke on behalf of the applicant regarding the bylaw change request submitted by the town and now pending the Attorney General approval and its impact of the site plan review they are working under now. Beatrice is asking for this provisional plan to be approved prior to the site plan approval in order for his client to continue forward movement of project. Thornton notes that if the Board approves the provisional plan and the Atty. general approves bylaw change, the first plan will be rendered moot. Attorney Beatrice is asking the Board to act on the site plan for a provisional permit on old bylaw.

Beatrice stated that the Board had asked them to withdraw initial site plan review application and file a special permit application, pending by law change, midway through this process and he felt that was unfair to change the process in mid-review when they had made every effort to comply with Graham's requests. The Board pointed out that Graham requested the location of the array be located closer to the wetlands (with Conservation Commission approval) and further away from the abutter properties and that the Board had agreed with Graham's assertion and that reconfiguration has not happened.

Thornton then stated the Board does not have a procedure to approve a provisional plan and they don't yet have final plan from the applicant that they can approve. Thornton suggested they continue the special permit hearing meeting to August 8, with no action being taken on site plan permit.

Thornton made a motion to continue the site plan review until August 8, Spaulding seconded the motion. All voted in favor.

Spaulding made a motion to close the meeting. Urbanczewski seconded the motion, and all voted in favor. Meeting was adjourned at 8:56 p.m.