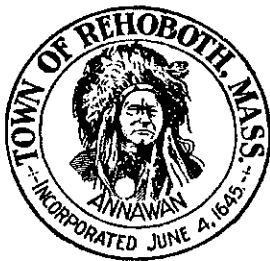


PLANNING BOARD  
148 Peck Street  
Rehoboth, MA 02769  
(508) 252-6891 Telephone  
(508) 252-5342 Facsimile



James Muri, Chairman  
Robert Moitozo, Vice Chair  
John Moriarty  
Edward Bertozzi  
Tomas Ennis  
Christopher Cooper  
Stephen Brooks, Jr.  
John Scanlon – Assoc. Member

**Meeting Minutes  
January 7, 2015  
Town Offices  
148 Peck Street  
Rehoboth, MA 02769  
7:00 PM**

RECEIVED  
15 MAY 13 PM 2:04  
OFFICE OF THE TOWN CLERK  
REHOBOTH, MA

Present: James Muri, Christopher Cooper, Stephen Brooks, Tomas Ennis, John Scanlon  
Town Planner – Leeann Bradley

Absent: Robert Moitozo, Edward Bertozzi, John Moriarty

Pledge at 7:05p.m.

**Form A**

Ferreira – 71 Fall River Ave. – 14-19A – Mr. Robert Davis from Insite Engineering was present on behalf of the applicant. He began by stating the project is located across from Speedway Liquors on Route 6. They are proposing two form A lots. Lot 1 is a 3 acre lot for ATS Equipment. The second lot is the billboard lot and is 2.5 acres. Mr. Muri asked why the tail on Lot 2 wraps back around to Route 6? Mr. Davis stated it is for the placement of the billboard only. Mr. Brooks voiced concerns with the rat-tail configuration of the lot and the precedence it may set. Mr. Muri stated it is not being used to meet the requirements of a Form A lot requirement. Mr. Cooper motioned to endorse the Form A. Mr. Ennis seconded the motion. Motion passed.

Mills – 179-181 Plain St. – 14-20A – Mr. Otis Dyer was present on behalf of the applicant. He began by stating it is a duplex lot next to the transfer station. There is in excess of 300' of frontage. The owner wants the extra land behind this lot. It is not a buildable lot. Mr. Cooper motioned to endorse the Form A. Mr. Brooks seconded the motion. Motion passed.

**Public Hearings**

ATS Engineering Inc. – Fall River Ave. – 14-06SPA, 14-04GWSP –Continued until January 21, 2015

BlueWave – Martin St. (Landfill) – 14-07SPA, 14-05GWSP, 14-02SOLAR - Derrek Reman from BlueWave and Mike McGonigle from Coneco were present. Mr. McGonigle began by stating two submittals were made. He reviewed the December 3, 2014 meeting comments. Ms. Bradley will compare the bond for the landfill to the Barney Ave. bond. Two full sets of revised plans are needed. Additional screening has been added. Mr. McGonigle stated that the O&M plan was

submitted with the DEP closure permit. Mr. Muri asked if there is a requirement to maintain the buffer strip. Mr. McGonigle said it would be added in. Mr. McGonigle then went over the comments from Fuss & O'Neill. He stated they have reached a consensus with all items. Mr. Brooks asked if they have a decommissioning estimate. Mr. McGonigle confirmed they do. Ms. Bradley will need a copy. Mr. McGonigle stated the second series of comments were received today. Again a consensus was reached with all items. Ms. Bradley reminded Mr. McGonigle that she would need two full size revised plans. The building permit can be held up if all information is not received and finalized.

Mr. Scanlon motioned to close the public hearing. Mr. Ennis seconded the motion. Roll call vote – Muri – aye; Cooper – aye; Ennis – aye; Brooks – aye; Scanlon – aye. Motion passed. All permits will be submitted for signature at the next meeting on January 21, 2015.

Mr. Cooper motioned to approve the SPA, SOLAR, & GWSP applications conditionally once they have received the updated O & M plan, Surety and Decommissioning estimate. Mr. Scanlon seconded the motion. Roll call vote – Muri – aye; Cooper – aye; Ennis – aye; Brooks – aye; Scanlon – aye. Motion passed.

SunEdison LLC – 280 Summer St. – Solar Project - 14-05SPA, 14-03GWSP, 14-02SOLAR – Mr. Kevin Sullinger from Fuss & O'Neill and Mr. Ben Friedell from SunEdison were present. The Planning Board just received all the information and took a moment to review the narrative. Three real estate studies were submitted. They concluded there is no correlation on real estate pricing on wind projects. The Denver area found residential roof and ground mounted solar was beneficial to the value of real estate. The Arizona study concluded there is no correlation on real estate transactions with nearby solar farms. The Planning Board requested electronic copies of the entire real estate impact report. Mr. Muri asked about fence style options. Mr. Sullinger presented photo representations of different types of fencing, such as chain link with mesh and slats, wood and shadow box, cedar wood, and stockade. Anything wood will need to be maintained. Mr. Muri asked the board and the public for their input regarding fencing. There was a brief discussion regarding fencing. The chain link fence is galvanized with black rubber coating. Dark green slats last longer than mesh. Mr. Muri stated that most of the members of the Planning Board are leaning toward chain link with slats. The abutters who attended the meeting agreed. Mr. Muri asked about the landscape surety. An estimate will be needed for the bond and sent to town counsel and the town's review engineer as well. Town counsel is reviewing the Decommissioning Surety Bond. Mr. Friedell asked for conditional approval of the SPA, GWSP and SOLAR applications to get the project going. Mr. Muri stated the Board is reluctant to grant conditional approval and could meet to vote on this matter on another date after reviewing the outstanding submittals. He suggested meeting next week, on January 14, 2015 just for the SunEdison vote. Mr. Sullinger asked what else might be needed for the permit approvals. Mr. Muri wants an opportunity to read all the material before the meeting on the 14th. They will need to submit three full sets of plans and Landscape Surety. The Planning Board will need town counsel's input before the 14th as well as the GZA real estate study. The Planning Board will meet at the town hall on Wednesday, January 14, 2015 at 7:00pm for SunEdison LLC only. The meeting will be posted.

#### New Business

1. FY2016 Budget – Mr. Muri suggested increasing the operational budget to \$5,300.00.

Mr. Cooper motioned to amend the budget to \$5,300.00, which would reflect a three (3%) increase to Donna's wage line and an additional \$40.00 to the office supply line. Mr. Brooks seconded the motion. Motion passed.

2. Compadres Restaurant – change in size of sign – The applicant requested a change to the size of the sign from 4'x 6' to 4'x 8'. They have moved the footing inward 2' so there will be no

overhang. Mr. Muri stated they need to tighten up on the lighting regulation language. There is no strict language to enforce the bylaw.

Mr. Cooper motioned to approve the change in the size of the sign and the movement of the footing.

Mr. Ennis seconded the motion. Motion passed. Ms. Bradley will send a letter to the applicant with a copy to the building inspector outlining the approved change.

3. Palmer River Development Co. LLC – 231 Perryville Rd. – 14-01C, 14-01GWSP – They have requested a time waiver to February 7, 2015.

Mr. Cooper motioned to approve the time waiver. Mr. Ennis seconded the motion. Motion passed.

#### Old Business

#### Minutes

- |                    |                       |                      |
|--------------------|-----------------------|----------------------|
| 1. May 21, 2014    | 5. September 3, 2014  | 9. November 19, 2014 |
| 2. June 18, 2015   | 6. September 17, 2014 |                      |
| 3. August 6, 2014  | 7. October 1, 2014    |                      |
| 4. August 20, 2014 | 8. November 5, 2014   |                      |

Minutes tabled to the January 21, 2015, meeting.

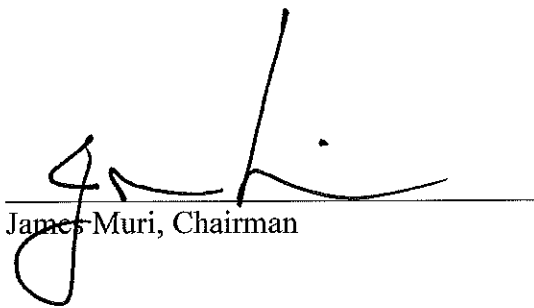
#### Invoices

1. ARC – Large Copier - \$12.18

Mr. Ennis motioned to approve payment of the above invoice. Mr. Cooper seconded the motion. Motion passed.

Mr. Cooper motioned to adjourn at 9:05p.m. Mr. Brooks seconded the motion. Motion passed.

Respectfully Submitted,



James Muri, Chairman