

# PLANNING BOARD

1 Liberty Lane  
Norfolk, MA 02056

## MEETING MINUTES

**Date of Meeting:** Tuesday, July 12, 2016

**Place:** Town Hall Room 124

### PLANNING BOARD MEMBERS ATTENDING:

**Chairman:** Michelle Maheu

**Vice-chairman:** Walter Byron

**Clerk:** Jennifer West

**Members:** Steve McClain (Absent), John Weddleton

**Associate Member:** Gregg Damiano

**Others:** Ray Goff/Town Planner, Betsy Fijol/Administrative Asst.

Michelle called the meeting to order at 7:05 pm and informed the audience that the meeting is being audio and video taped.

### New Business

Time: 7:05 p.m.

**Project: 95 Park Street- Ground Mounted Solar Special Permit-Continued from 6/14/16**

**Applicant:** James Laskowski/Endless Energy, Tom Ryan/homeowner

**Comments:** Michelle called the continued hearing to order at 7:05 pm for the ground mounted solar special permit for 95 Park Street.

Mr. Laskowski explained that there were two outstanding issues from the last meeting that have been addressed. To eliminate disturbance in the wetland buffer zone, the trench for the electrical lines to the house is now proposed to be cut halfway down the driveway along an existing crack. This was acceptable to the Conservation Agent. It is proposed to install low growing evergreen shrubs for screening of array for North and West neighbors and street view. It is also proposed to install green fence screening on the West, East and North sides of the solar array to hide the racking system.

John moved to close the hearing for the ground mounted solar special permit for 95 Park Street. Walter seconded the motion. The motion carried unanimously.

Time: 7:15 pm

**Project: 98 Myrtle Street-Ground Mounted Solar Special Permit**

**Applicant:** Sarah Hebert/Trinity Solar

**Comment:** The hearing for the ground mounted solar Special Permit for 98 Myrtle Street was called to order at 7:15 pm. Jen read the notice of hearing into the record.

Ms. Hebert explained it is proposed to install a 28 panel ground mounted solar array at 98 Myrtle Street. She said the array meets all of the require setbacks from the property lines with 29' feet from the east and 36' from the North. She said the array will be located at the back Northeast corner of the property and will not be visible from the street or any neighbors.

Michelle said the electrical code requires a 4' high chain link fence around the array for safety reasons and said that landscape screening does not seem to be an issue in this case.

John moved to close the Special Permit application for the ground mounted solar at 98 Myrtle Street. Walter seconded the motion. The motion carried unanimously.

**Project: Approval of Meeting Minutes**

Comments: Jen moved to approve the 6/14/16 meeting minutes. Walter seconded the motion. The motion carried unanimously.

Time: 7:30 pm

Project: **29 (Lot 3) Valley Street-Site Plan & Special Permit**

Applicant: 29 Valley Street Realty Trust

Comments: Michelle called the hearing to order at 7:30 pm. Jen read the notice of hearing into the record.

The Board is in receipt of a request for a continuance of the hearing from the applicant.

Walter moved to continue the hearing to August 4, 2016 at 7:00 pm. Jen seconded the motion. The motion carried unanimously.

## **Next Meeting & Schedule**

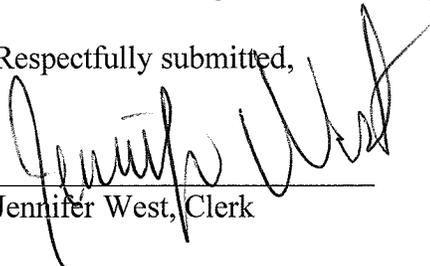
The Board scheduled a work session on July 26, 2016 at 6:30 pm to discuss proposed amendments to the Subdivision and Site Plan Regulations.

The next regular meeting was scheduled for Thursday, August 4, 2016 at 7:00 pm. (This meeting was subsequently cancelled)

## **Adjournment**

John moved to adjourn the meeting at 7:35 pm. Walter seconded the motion. The motion carried unanimously.

Respectfully submitted,



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Jennifer West, Clerk