

**Planning Board**  
**Town of Wales, MA**  
**Wales Town Offices**  
**10/22/18; 7:00 p.m.**

Present: James Whalen (JW); Danelle LaFlower (DL); Jason Oney (JO); Ryan Wingerter (RW)

Guests: Samuel Dionne (SD)-SUNPIN Solar; Stephen O'Connell (SO)

JW opened the meeting at 7:00 p.m.

**MINUTES REVIEWED AND APPROVED AS AMMENDED**

**ANDREWS SURVEY & ENGINEERING INC. / SUNPIN SOLAR**

SO; proposing a large scale solar development off of Sizer Drive. SO; then went on to show the plans to the Planning Board. SO; stated; the development is about a 4 Megawatt project due to wetlands and topography. ECOTEC from Worcester did the flagging, they are very thorough and reputable. We did a wetland survey and partial property line survey. We have thorough site plans typical to our clients. There will be a gravel driveway that goes down and crosses the wetland where we provide culverts and wetland replication.

DL; asked, how many acres for total site?

SO; stated, approximately 19.2 acres.

JW; asked, the arrays take up about 5 acres total?

SO; stated, the array is about  $\frac{3}{4}$  of the clearing limits.

DL; asked, the remainder of the land will not be developed?

SO; and SD; stated, not by us.

SD; stated, a lot of this is to help pay for the taxes.

JW; stated, I do not have any questions at the time and we need to look at it and have a public comment period.

JW; asked, did you get to look at our by-law and solar check list?

SO; stated, I did and it looks like a state template.

JW; stated, yes but there have been some changes.

SO; stated, I cannot say for sure if the by-law we have is the newest one from the attorney general.

DL; stated, we made the acreage bigger and the amount within the fenced area needs to have the same amount protected as wood lands for the life of the development. Your plans look to meet them.

SD; asked, do we need to have an O&M contractor in place?

JW; asked, do you do it in house?

SD; stated, no typically not.

JW; asked, have you chosen an inverter company?

SD; stated, no, I am not sure.

JW; asked, have you talked to National Grid yet, about the 3 phase?

SD; stated, yes we have had contact with them.

SO; stated, we have multiple copies of the special permit, storm water O&M and storm water report.

JW; stated, the fire department will want to know a few things such as gate driveway plan, knox boxes, availability of water, turning radius, hydrants, and shut down procedures.

DL; asked, do we have rules for how far the panels need to be from the dwelling? It is only abutters I believe.

SO; asked, what is the next step?

JW; stated, we will have to schedule some public hearing, but due to 2 member being absent we would like to have you come back and answer a few more questions. There will be 2 public hearings.

SD; stated, the SMART program does go live at the end of November, there is a declining block in that system and is in our best interest to move quickly as possible. We need to submit site controls and interconnection so far. By-laws help a lot and they will allow applications to be submitted by end of November, we have to have our special permit.

JW; asked, does this land need to come out of Chapter 60?

SD; stated, yes it would have to.

SO; asked, so nothing you see here would prevent us from meeting with the Conservation Commission?

JW; stated, no.

JW; stated, there is a fee that has not been adopted by the select board.

JW; stated, we are talking about our 3<sup>rd</sup> party reviewer tonight.

SO; stated, some interpretation on your setbacks would help, the only frontage this property has is on Sizer nothing else.

DL; stated, we did change that to our amended by-laws to 150 feet all the way around.

SO; asked, is that waivable?

JW; stated, we are not sure right now.

#### **WESTON AND SAMPSON PEER REVIEW NEXAMP**

JW; stated, I have not seen anything come back yet but I am sure they are working on it.

#### **3<sup>RD</sup> PARTY CONSULTANT**

JW; stated, it has been sent to VHB and WESTON & SAMPSON and we should see something soon.

#### **TENTATIVELY NOVEMBER 19<sup>TH</sup> WILL BE THE NEXT PB MEETING AND GIS PUBLIC HEARING**

#### **MODEL ADULT USE MARIJUANA ZONING BY-LAW/ORDINANCE**

JW; stated, they wanted us mirror the medicinal marijuana by-law, the part of the 5 per county started the presentation and apparently that number has increased. Adult use opened it up to far more categories than medicinal. The Cannabis Control Commission (CCC) visited Colorado and recognized the gray areas in Colorado. Recreational marijuana is an industrial not an agricultural. This is where the question of zoning matters. Hemp can be considered an agricultural use. Marijuana is a sponge that takes on its surroundings and environment. With industrial, there is quality control. The table of uses need to be amended to be put to the town. They want to keep it as an indoor growing deal due to security and surroundings. There is the possibility of having indoor and outdoor categories separate in the by-law, that can treat them separately but they are both industrial process. We can talk about the 2 categories differently. If commercially growing is it, then it is tested. Indoor grow, you need to think about building size. Land would have to come out of chapter 61 due to becoming industrial. Overlay needs to be zoned and shown on a map. It is suggested to use GIS to parcel outline as a basis for the overlay. The CCC has tears about buffers. There should be suggested decommissioning plans. The application form should include going through the CCC's process up to the point to which they get a tentative approval or have a license from the CCC, so we are not wasting time through the town process. From the Select Board and Planning Board side they are non-transferable licenses.

#### **SITE PLAN REVIEW BY-LAWS**

JW; stated, I have a town of Franklin check list I am thinking about using. I also have Spencer's and Reading's. Holland does not really have a site plan review. There are 2 categories of site plan review, large scale or small scale site plan review. We do not have this in place yet. JW recited Spencer's site plan review purpose. I asked PVPV if they have a general template. If not, I will probably use Spencer's or Franklin's as a draft.

**ALEXANDER HUBBARD SPECIAL PERMIT**

JW; stated, we need to provide him with the application fee. Mr. Hubbard will be added to the November 19<sup>th</sup> PB meeting agenda.

**VOUCHERS AND COORISPONDENCE REVIEWED AND APPROVED**

The review of first refusal of chapter 61 land was discussed for the NEXAMP project and 100 Haynes Hill Rd.

Motion to move GIS public hearing to November 19 at 7:05, JO so moved, all in favor.

Motion to Adjourn at 9:00 pm