



# TOWN OF ROCKLAND

## Planning Board

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### Planning Board Minutes Tuesday, February 28, 2023, at 7:00 pm Rockland Town Hall Lounge Lower Level

In attendance – Michael Corbett, Chairman, John Lucas, Charles Williams (*via phone James Wells and Randy Hoblitzelle absent*)

Call to Order: 7:11pm

*The audience, participants and general public should be aware that any and all portions of this open meeting may be recorded by audio and video resources. All or some of this meeting may be rebroadcast periodically by WRPS or other outlets. Persons wanting a DVD copy of this meeting should contact WRPS. A small fee will be charged. Chairman Corbett noted the meeting is being recorded for note taking purposes. The recording will be destroyed once minutes are recorded.*

## Old Business

### Site & Design Review Ground Mounted Photovoltaic System, SolBid/Sterling Golf Management, 276 Plain Street

Josh White and Greg Driscoll of JDE Civil Engineering. **Josh White** since the last meeting we received order of conditions from Conservation. We forwarded the comments from the Deputy Fire Chief and they have no objections. No one from Solbid or Sterling Golf Course could make the meeting tonight.

**Greg Driscoll** explained the kilowatt is less the kilowatt listed in the Bylaws and this is designed to power the clubhouse on the property no buildings, it is not connected to a grid it is connected for their onsite use. There's metering National Grid won't let them connect to the grid. This array is part of the facility they will maintain. This is more of an amenity like a garage or a parking lot. This is a behind the meter array.

**John Lucas** is there a bond to take this down? Josh White this is where we disagree based on the Bylaw. **John Lucas** we will put in a condition for a bond that way in twenty (20) years we don't want to see the town or someone else be responsible for taking that array down before a permit is issues. **Greg Driscoll** can we ask Town Counsel to look at this, we'd rather do that. **Charles Williams** this is not like a generator as you said. That array is going to power the clubhouse directly if no storage not going to be on that array 100% of the time. **Greg Driscoll** it will pull from the grid when not sunny day or when grid can't power but it won't be sending power to the grid it's a behind the meter. **Josh White** we did research and what's different is the large scale grid definition. **Charles Williams** is our Bylaw different? **Greg Driscoll** the situation is different this is onsite. **Chairman Corbett** if you make excess it'll never go on the grid? if over will it go back for a credit? **Greg Driscoll** most of the time it won't.

**Charles Williams** this is the third time before us and no one from Solbid or the Golf Course has come before us see a problem with that? **John Lucas** we were specific at the last meeting to have someone from the Golf Course here. **Josh White** we tried. **Chairman Corbett** do we have the right to first refusal? Would the town be responsible for the panels? **Greg Driscoll** get an opinion from town counsel. **James Wells** just a little concerned a lot on the town not on the business, worst case scenario but we need to look at to take into consideration. **Charles Williams** ok with the fire extinguisher's? **Josh White** yes. **Charles Williams** I am not comfortable making a decision until we hear from SolBid and they explain. They need to come out and explain you won't know the answers you're not solar guys we're not solar guys.

Motion to continue to March 28, 2023 meeting to gather rest of the information – **Charles Williams**  
Second – **John Lucas**  
Voted 4-0  
**Charles** yes, **John** yes, **James** yes and **Chairman Corbett** yes

### **Site & Design Review, addition, DTC, LLC,333-343 Weymouth Street**

**Erik Shoumaker**, **Thomas Scolaro**, **Pauline O'Keefe** and **Lawrence Gogarty** representing. **Erik Shoumaker** we received ANR approval on May 24, 2022 combined some parcels. Did some soil testing mostly sandy loam, 45 inches deep and topography 170 feet. We received approval from Conservation February 14, 2023, haven't received the order of conditions yet. This will be 25% office the rest warehouse. The addition is to help with storage. Curb cut along Abington Street and site line easement from entrance to Weymouth Street. There will be 25 parking spaces with two (2) handicap. It requires 21 we have a few extras and compliant with the Zoning Bylaws. We added catch basins throughout the site, roof leader to accept runoff. Water/Sewer maintained, four (4) additional employees negligible impact to water and sewer. Trying to schedule meetings with the Water/Sewer Commissioners to tie up loose ends. The connections are all within site limits. PGB Engineering satisfied, locations of existing parking spaces were labeled part of original approval, the nine (9) existing, 12 on side and 10 on sides part of 2016 approval will be striped in the future, designated loading areas, site line easement, cut and fill analysis 1700 cubic yards, T-1 truck turning plan adding. No concerns from the Fire Department. We added additional mitigation measures just general site cleanup.

**Charles Williams** mitigation plan green area improving site lines with grass? **Erik Shoumaker** yes, loam and seed. **Chairman Corbett** on site line on street what is the curbing? **Erik Shoumaker** as currently exists, not curbing just edge pavement no curb there now. At the arc adding curbing. **Chairman Corbett** raising it? **Erik Shoumaker** no, small retaining wall to be removed just natural grading and tree line cleared out. **Charles Williams**, I agree to the cleanup. Were abutters notified? **Erik Shoumaker**, yes when they came before Conservation we added averities. **John Lucas** is there an abutter on the backside that in Hingham? **Thomas Scolaro** have only heard from her twice. **John Lucas** the calls I get the dirt will be straightened out? **Thomas Scolaro** absolutely, will be well landscaped. **Erik Shoumaker** we included the photometric. **John Lucas** all lighting on building itself one pole looking at plant? **Thomas Scolaro** yes. **Chairman Corbett** 20ft tall? **Thomas Scolaro** tall. **John Lucas** can the last light be turned a little bit? Will it bring the 1 to 0? **Erik Shoumaker**, I don't see any issues with that. **Thomas Scolaro** can they be turned off after hours? **Erik Shoumaker** yes. **Charles Williams** just be careful because of the stairs. **Chairman Corbett** switch to motion? **Lawrence Gogarty** we will have the engineer take a look at it.

**John Lucas** will make a to clear things up with Dave Taylor of Highway, satisfy curbing. **Lawrence Gogarty**, we can't say we could comply with what he previously asked. Before we were looking at adding a building now it is just an addition. **John Lucas** have a conversation with Highway and work it out. **Lawrence Gogarty** we don't have a problem talking with him. **Charles Williams** he wanted granite the whole thing? **Erik Shoumaker** yes.

**John Lucas** will just put as a condition to come to a mutual agreement with Highway. **Charles Williams** timeline? **Pauline O'Keefe** would like to start cleanup as soon as we could. **Charles Williams** when are you coming in for design? **Lawrence Gogarty** with Planning? The plans aren't finalized yet. **Chairman Corbett** corrugated building? **Thomas Scolaro** metal.

Motion to approve site w/PGB Engineering's conditions, come to agreement w/Highway on curbing for Abington/Weymouth Streets, satisfy water/Sewer and receive Order of Conditions from Conservation – John Lucas  
Second – Charles Williams  
Voted 4-0  
John yes, Charles yes, James yes and Chairman Corbett yes

## Administration

Motion to approve minutes from meeting January 24, 2023 – Charlie Williams  
Second – John Lucas  
Voted 4-0  
Charlie yes, John yes, James yes and Chairman Corbett yes

Motion to pay Amory in the amount \$234.00 0 Dyer Street Construction Review – John Lucas  
Second – James Wells  
Voted 4-0  
John yes, Charlie yes, James yes and Chairman Corbett yes

Motion to pay PGB Engineering in the amount of \$742.37 0 Dyer Street Construction Review – John Lucas  
Second – James Wells  
Voted 4-0  
James yes, John yes, Charlie yes and Chairman Corbett yes

Motion to pay PGB Engineering in the amount of \$351.00 333-343 Weymouth Street Plan – Charles Williams  
Second – John Lucas  
Voted 4-0  
James yes, John yes, Charlie yes and Chairman Corbett yes

Motion to pay WB Mason in the amount of \$122.89 office supplies – John Wells  
Second – Charles Williams  
Voted 4-0  
James yes, John yes, Charlie yes and Chairman Corbett yes

Motion to pay Secretary in the amount of \$225.00 for meeting February 28, 2023 – James Wells  
Second – Charlie Williams  
Voted 4-0  
John yes, Charlie yes, James yes and Chairman Corbett yes

Motion to close – Charles Williams  
Second – James Wells  
Voted 4-0  
Charlie yes, John yes, James yes and Chairman Corbett yes

Adjourn 8:27pm

For the Planning Board:

  
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Michael Corbett - Chairman  
