



TOWN OF ROCKLAND

Planning Board

Town Hall
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JUN 28 '23 PM 12:56

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Planning Board Minutes Tuesday, May 23, 2023, at 7:00 pm Rockland Town Hall Lounge Lower Level

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

Call to Order 7:00pm

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.

Planning Board Re-Organization

Motion to re-appoint Mike Corbett as Chairman – John Lucas
Second – Randy Hoblitzelle
Unanimous approval

Motion to re-appoint John Lucas as Vice Chairman – Chairman Corbett
Second – Charles Williams
Unanimous approval

Motion to re-appoint Charles Williams as Clerk – Randy Hoblitzelle
Second – John Lucas
Unanimous approval

Old Business – Continued

Site Review Ground Mounted Photovoltaic System, SolBid/Sterling Golf Management, 276 Plain Street, Rockland, MA (Map 50 – Parcel 5)

Josh White of JDE Civil Engineering, Dan Renna of Solbid, Kevin Osgood owner of the Rockland Golf Course and Attorney Paul Alphen. **Chairman Corbett** started the meeting and addressed this meeting was regarding getting a bond for the removal of the solar panels, but you can't get anyone to finance? **Attorney Alphen** stated Kevin Osgood had contacted his insurance company they shopped around said this was an unusual circumstance.

If he could get one, it would cost collateral post \$50,000 held by surety company for full twenty (20) years put up \$20,000 upfront then get a bond based on that. I propose this is unique, it will be on the golf course has millions invested the owner is not going to walk away when it is time to leave it will be his obligation to remove. Take language from the ZBA bylaw the person responsible would be the owner not some company that goes out of business. The owner has a significant investment in town be assured it will be dismantled to alleviate the Board's concerns it would be removed after its usual life lets talk – find out how we can make this work.

John Lucas Attorney Galvin said it should not be an issue to get a bond and should be fairly cheap, every other system in town has had a bond. **John Lucas** who owns? **Kevin Osgood** I own. **John Lucas** if you sell tomorrow there is no guarantee the new owner will honor. **Kevin Osgood** very opposite with what my insurance company said. I've been bonded before. **Attorney Alphen** said the majority turned him down flat they have never bonded a private owner on his own land. Bonding company's bond a company installing not the owners who own the company. They cannot find a company that would offer a bond. **Attorney Alphen** said if I had an opportunity to discuss with Attorney Galvin I could understand with the Board's permission.

John Lucas the concern is whoever owns it for whatever reason you have X amount of square feet of glass, if no one is watching someone is going to get hurt plus its generating electricity. I want means that it will be taken down that the town would not be responsible.

Attorney Alphen we can make a condition it will go to the property owner. If someone abandons the property and the town has to take the property one would think the town would sell? Don't you think it's an unlikely scenario?

John Lucas I'd like to see it stay, I want the town protected to that that down. In twenty (20) years it won't be worth much, whether they put a lien on it I don't know the whole answer. **Attorney Alphen** asked permission from the Board to speak with Attorney Galvin.

Dan Renna it is not a large-scale array. John Lucas, that has nothing to do with it your interpretation and our bylaws are different. I think it's commendable to put it in the size it big enough to be protected.

Charles Williams I would like more from Attorney Galvin. **Randy Hoblitzelle** I have no problem with the language we need it backed up for a new person. If you sell it now makes that person responsible and that that person understands that they are responsible. **Attorney Alphen**, maybe we can come to something once I talk with Attorney Galvin, some language, that we can do in this situation. **Randy Hoblitzelle** that's where you need to have a conversation with Attorney Galvin. I am not against this as long as it is solid. **Attorney Alphen** I'll also ask Attorney Galvin if he knows a bond company.

Randy Hoblitzelle we want to make sure everything is good for the future. **Kevin Osgood** I've been with my insurance company for a long time. Insurance couldn't provide anything to sit in front of you with. That is what my bond company came back with a private owner. I'm fine with any language the two Attorneys come up with. **Dan Renna** will have the power shut off if not producing. **John Lucas** if he's gone the facility is gone someone needs to be responsible.

Motion to continue until the June 27th meeting will the two Attorneys a chance to talk – John Lucas
Second – Randy Hoblitzelle
Unanimous

Randy Hoblitzelle who owns the panels? **Kevin Osgood** we are purchasing then. **Randy Hoblitzelle** its just about protecting what's out there we have to protect the town. **Kevin Osgood** what if Attorney Alphen doesn't hear from Attorney Galvin and weeks go by? **Attorney Alphen** that won't happen. **Kevin Osgood** I'd like to close things.

New Business

Form A – Roman Catholic Archbishop of Boston, 403 Union Street, Map 34 Parcel 157. Chairman Corbett let everyone know that applicant asked to be pushed out to the June 27, 2023, meeting.

Administration

Motion to approve minutes from April 18, 2023 – Charles Williams

Second – Randy Hoblitzelle

Unanimous

Motion to pay Amory Engineers \$171.00 80 Bill Delahunt Pkwy Construction Review and PBG Engineering

\$209.04 80 Bill Delahunt Pkwy Construction Review – John Lucas

Second – Charles Williams

Unanimous

Motion to pay PGB Engineering \$244.48 0 Dyer Street Construction Review – John Lucas

Second – Randy

Unanimous

Motion to pay Secretary \$450.00 for ATM May 1, 2023, and meeting May 23, 2023 – Randy Hoblitzelle

Second – Charles Williams

Unanimous

Motion to Close – John Lucas

Second – Charles Williams

Unanimous

Adjourn 7:55pm

For the Planning Board:



Michael Corbett - Chairman