

WAREHAM PLANNING BOARD

MINUTES OF MEETING

Monday, September 28, 2020

Place: Room 320

Multi-Service Center

48 Marion Road

Wareham, MA 02571

ONLINE Meeting at:

<https://us02web.zoom.us/j/87244979376>

CALL MEETING TO ORDER @ 6:00PM

Attending: George Barrett, Michael Baptiste, Michael King, Richard Swenson, Russell Motto

Also: Kenneth Buckland, Charles Rowley

I. PRELIMINARY BUSINESS

1. Meeting Minutes – August 24, 2020
Motion by R. Swenson/M. King to approve Vote 5-0-0
2. #17-20 ANR – Map 94 Lot 6 – 660 County Road & Fonseca Way – Pauline M. Searles
c/o G.A.F. Engineering, Inc.
Bill Madden of GAF presented for the applicant
K. Buckland raised question about rights to Fonseca Way and if it was illusory.
Discussion ensued.
Motion by M Baptiste/M. King to continue to October 19, 2020, Vote 5-0-0

On line meeting ended and the two people on line were switched to speaker phone.

Next three heard as one item.

3. #19-18 Request for Approval of Minor Modification of Special Permit – Clearway
Energy Group – 77 Farm-to Market Road - Map 106, Block 1, Lot B
4. #2-19 Request for Approval of Minor Modification of Special Permit – Clearway Energy
Group – 299 Farm-to Market Road aka 64 FTM Rd – Map 106, Lot 1002
5. #23-18 Request for Approval of Minor Modification of Special Permit – Clearway
Energy Group – 160 Tihonet Road, Map 111, Lot SA

Stacey Minihane and Zac Farkes asking for modification of projects originally approved in 2019 regarding the interconnection and applies to the three projects by Clearway. 77 FTM had 8 and now 12 poles. 299 FTM 4 to 10 poles. 160 Tihonet moving east.

Nancy McHale asked through K. Buckland how tall the poles would be. There would be no change in height.

Buckland asked about modification of the decommissioning bond to link to the current owner. Farkes said the parent company has not changed.

Motion by R Swenson/M Baptiste for the three projects as minor modifications. Vote 5-0-0

6. #15-20 – ANR – Map 20 Lot(s) 1032, 1033, 1041, 1042 & 1035 – 4,6,9 and 11 Shell
Lane & 5 Over Jordan Road – TJP Realty, LLC. c/o Cape & Islands Engineering, Inc

G. Barrett said during site visit the applicant suggested refile as subdivision
Bob Dermoddy, a neighbor at 8 Shell Lane questioned the action.
Motion to find lack of sufficient, width, grade and construction in the way and deny the
ANR as a subdivision, by M Baptiste/M King Vote 5-0-0

7. #16-20 – ANR – LOT(S) 111-1000H & 112-1000 with LOT(s) 111-1000F - 140 Tihonet Road, Wareham, MA. – Borrego Solar Systems, Inc.

Zak Farkes presented for the applicant. ANR is to modify area of leased land used for the solar project.

C. Rowley asked for lines to be dashed for removed lines.

II. PUBLIC HEARINGS None

III. CONTINUED PUBLIC HEARINGS

The following SPR's were being heard jointly:

Stacey Miniham asked for a continuance on 140 Tihonet Road and 150 Tihonet Road because no new information was prepared for them.

1. 7-20 – Site Plan Review – Map 110, Lot 1015 – 27 Charge Pond Road, Wareham, MA. – Borrego Solar Systems, Inc. c/o Beals & Thomas, Inc.
Miniham described letter submitted this day of the hearing in response to peer review comments and reviewed the content of the letters sent in response. These comments and responses did not require plan revisions except for wetland boundary approved by Conservation Commission. The other revisions would be part of the construction documents. Stormwater basin is proposed in buffer and location of interconnection equipment, the option for pad mounted or pole mounted equipment was discussed. C Rowley thought protection of trees would be helpful to hide visibility of panels and equipment.
Zak Farkes said they would go back and revise the plans for meeting on October 19, 2020.
2. 8-20 – Site Plan Review – Map 111, 112 Lot(s) 1000F, 1000G, 1000H, R-1 & 1000 – 140 Tihonet Road, Wareham, MA. – Borrego Solar Systems, Inc. c/o Beals & Thomas, Inc.
3. 9-20 – Site Plan Review – Map 111 Lot(s) 1000C, 1000F, 1000 & R-1 – 150 Tihonet Road, Wareham, MA – Borrego Solar Systems, Inc. c/o Beals & Thomas, Inc.

Motion by R Swenson/M King to continue the 3 public hearings to October 19, 2020. Vote 5-0-0

IV. TOWN MEETING ARTICLES

1. Discussion and possible vote on Town Meeting articles and reports - Tabled

V. ANY OTHER BUSINESS/DISCUSSION

Upcoming Hearings:
Decision Deadlines: