

PLANNING BOARD

Town Hall, 807 Mill River Southfield Road, Mill River, MA 01244

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VIA TELECONFERENCING

Wednesday, December 8, 2021

7:00 p.m.

Members Present: Mark Carson, Chair
Bob Hartt, Vice Chair
Paul Marcel
Jonathan James
Tom Sebestyen

Others Present: Sharon Fleck, Secretary
Alana Chain, Director of Construction, Altus Solar Power (Park Avenue)
Larry Burke, NM5VN

The meeting was called to order at 7:02 p.m.

A motion was made, seconded and so voted to call the meeting to order at 7:02 p.m.

Mark Carson, Bob Hartt, Jonathan James, Tom Sebestyen and Paul Marcel voted to approve the meeting being called to order at 7:02 p.m.

Review with Alana Chain the Altus Power Solar Field (Park Avenue)

Alana advised the Board that she invited the Conservation Commission, as well as the Planning Board, for an on-site visit who be given the opportunity to ask any questions. The Board decided to meet with Alana on Monday, December 20, 2021 at 3 p.m. for a site visit. The Board will meet at Town Hall. Alana is sending drawings, etc. to the Building Department.

Bob discussed battery storage and containment systems with Alana, as technology has changed since the start of the Park Avenue project. Alana stated that the inverters are akin to a shipping container that house all the safety features. Alana advised the Board that there is a fire suppression system for the equipment on site. The Fire Chief will need to approve the site prior to it being operational.

It was felt that additional information is needed on containment systems and batteries as well as the fire suppression system. This will be put on future agendas for discussion.

There are two locations that consist of the solar field(s), i.e. 646 Mill River Southfield Road (15 acres) and 540 Mill River Southfield Road (4-5 acres).

Review Minutes of October 13, 27 and November 10, 2021

A motion was made, seconded and so voted to approve the minutes of October 13, 2021, as amended.

Jonathan James, Tom Sebestyen, Bob Hartt and Mark Carson agreed to approve the minutes of October 13, 2021 as amended.

A motion was made, seconded and so voted to approve the minutes of October 27, 2021.

Bob Hartt, Tom Sebestyen, Jonathan James and Mark Carson agreed to approve the minutes of October 27, 2021

A motion was made, seconded and so voted to approve the minutes of November 10, 2021.

Bob Hartt, Paul Marcel and Mark Carson agreed to approve the minutes of November 10, 2021.

Discuss "Tiny House" Applications

Steven Nester called Mark and asked about putting up a "tiny house" behind his property and leave it on a trailer. Mark spoke with the Building Inspector who advised it would have to be on a foundation and meet all building codes including septic and water. Steve then said "no" to putting it on a foundation and dropped the subject.

Review Plans, if Any

Ingo Schweers applied for a Special Permit for 155 Norfolk Road. However, he neglected to have the plans stamped and signed by the surveyor. Ingo agreed he would have the plans stamped and signed for January 2022.

New Business, if any

- Solar field Bylaw for Village District and Noise Reduction – The Board will look at noise restrictions from other towns. Mark advised that the noise level increases when there is

increased sunshine. He felt the bylaw had to be tweaked after additional information gathered on new technologies and noise levels.

- Flow Chart for New Construction – Mark and Sharon is working on the flow chart.
- Riverbank Remediation – It was agreed that the Riverbank Remediation is not part of the Planning Board's purview and should be referred to the Board of Selectmen.

Old Business

- Dark Sky – Bob sent the Board a copy of a bylaw including highlights to be discussed at the next meeting. This also includes Dark Sky bylaws from other towns from which might be helpful in developing a bylaw for the Town.
- Public Comment

None

The Board decided to have its next in-person meeting on Wednesday, December 22; Jonathan James will not be available and a Zoom called will be available for Larry Burke.

A motion was made, seconded and so voted to adjourn the meeting at 7:40 p.m.

Mark Carson, Bob Hartt, Jonathan James, Tom Sebestyen and Paul Marcel agreed to adjourn to meeting at 8:11 p.m.

Approved: _____



Date: _____