



Planning Board

February 16, 2021

7:30 PM

Virtual (Zoom)

Planning Board members present: Derrick Chin (Chair), Ray Yacouby (Vice-Chair), Sam Bajwa, and Nathan Cookson.

Absent: Jon Cappetta

Also present: Robert Hummel, Assistant Town Planner

Opening

Chair Derrick Chin called the meeting to order at 7:34 pm. He read the guidelines for virtual meeting.

Mr. Chin called the roll: Derrick Chin - Aye, Ray Yacouby - Aye, Sam Bajwa – Aye, and Nathan Cookson - Aye, Unanimous (4-0).

I. New/Special Business

1.1 PB 21-1 - Public Hearing: Ground-Mounted Solar Photovoltaic Installation Special Permit –50 Independence Road

At 7:40 pm, Mr. Chin opened the public hearing.

Mr. Cappetta was not available for tonight's Planning Board meeting, planning staff will work with Mr. Cappetta on completing the Mullin Rule certification prior to the next Planning Board meeting once he can review the meeting recording.

Lawrence Beals & Brian Kopperl (petitioners) presented an overview of the proposed Special Permit project on behalf of the applicant. The board asked the petitioners a series of questions regarding the proposal and their presentation.

Barry Rosen made a presentation on behalf of the Acton Water District as his role as an Acton Water District Commissioner. The board asked Mr. Rosen a series of questions.

The board asked the petitioners if there were any potential conditions that they couldn't meet if required from Mr. Rosen's presentation. The petitioner mentioned that the interior fire suppression in the battery component has a dry substance that would be considered as Polyfluoroalkyl Substances (PFAS). The fire suppression would be a last resort to protect the solar power system structures in case of a fire. The board asked questions about the battery.

The public voiced support for the project but brought up questions/concerns regarding the removal of trees near the MBTA rail tracks, protecting forest elsewhere in the world, the existing conservation restriction, and the monitoring wells.

The Board asked the Planning Staff, if they can provide a favorable draft decision with conditions at the next public meeting while working with the Acton Water District and the applicant on the specific conditions that were discussed at tonight's meeting. The board asked staff to follow up on the Acton



Water District's battery storage requirements and have the applicant discuss with WR Grace, extending the current conservation restriction.

After a back and forth discussion with the applicant's representative and hearing from the public and staff, Mr. Yacouby moved to continue the Ground-Mounted Solar Photovoltaic Installation Special Permit at 50 Independence Road to March 16, 2021 at 7:45 PM via Zoom. Mr. Cookson 2nd the motion. Mr. Chin called roll. Ray Yacouby – Aye, Sam Bajwa – Aye, Nathan Cookson – Aye, and Derrick Chin – Aye. The vote was unanimous (4-0).

1.2 Spring Town Meeting Update

Mr. Hummel gave an overview of the potential zoning articles that are being planned to be advertised at an April Planning Board zoning public hearing. Mr. Hummel reported that at this time, the items planned to be advertised at the public hearing are Drive Up Window, Floodplain Regulations, and Subdivision Rules and Regulations amendments. Mr. Hummel polled the board when the zoning public hearing shall be held in April and the board settled on April 13.

II. Regular Business

Citizen Concerns

There was none.

Previous Meeting Minutes

At 9:48 PM, Mr. Yacouby moved to approve the 01-19-2021 meeting minutes as amended at the meeting. Mr. Chin 2nd. Mr. Chin called roll: Sam Bajwa – Aye, Ray Yacouby – Aye, Derrick Chin – Aye, and Nathan Cookson – Abstained. The vote was unanimous (3-0-1).

Adjournment

At 9:50 PM, Mr. Yacouby moved to adjourn the meeting. Mr. Chin 2nd the motion. Mr. Chin called roll. Derrick Chin – Aye Ray Yacouby – Aye, Nathan Cookson – Aye, and. Mr. Bajwa – Aye, The vote was unanimous (4-0). The meeting adjourned.

Documents used at the meeting:

- 02.16.21 Planning Board Agenda
- DRAFT 01.19.21 – Planning Board Minutes
- Applicant's Special Permit Presentation
- Acton Water District Presentation

Also please see link for more information: <http://doc.acton-ma.gov/dsweb/View/Collection-13031>

Submitted
Robert Hummel
Assistant Town Planner