

PLANNING BOARD
Regular Meeting Minutes
October 19, 2021

Members present: Mark M. Schafron/*Chairman*, Robert J. Swartz/*Vice Chairman*, Steve Cormier, Robert J. Bettez, Sr., and Paul A. Cormier/*Members*, and Trevor Beauregard/*Director-City Planner*.

Members absent: *None*

Also present: Chris Coughlin-*City Engineer*, Christine Martines Fucile-DCDP, Rafaella Cardoso-Releaf, Peter Martin-Releaf, and Jon Allard-Fuss & O'Neill, Fred Unger-BCC Solar.

ANNOUNCEMENT - Any person may make a video or audio recording of an open session of a meeting, or may transmit the meeting through any medium, subject to reasonable requirements of the Chair as to the number, placement and operation of equipment used so as not to interfere with the conduct of the meeting. Any person intending to make such recording shall notify the Chair forthwith. All Documents referenced or used during the meeting must be submitted in duplicate to the Director of Community Development & Planning pursuant to the Open Meeting and Public Records Law. All documents shall become part of the official record of the meeting.

1. APPROVAL OF MINUTES:

Motion to approve Regular Minutes of September 14, 2021.

R. Bettez/R. Swartz.

Vote – All in Favor.

2. NEW BUSINESS:

2.1 Site Plan Approval ~ Releaf Cultivation, LLC

Mr. Schafron noted there was an in-depth presentation, as well as a lot of questions, therefore, conditions should be noted. T. Beauregard explained, if the Board votes to approve tonight, he recommends one condition for the Site Plan Approval which would be to obtain the Special Permit through the Planning Board, as well as conditions as listed in the Special Permit.

Motion to approve Site Plan with the one condition that Special Permit approval is received from the Planning Board.

P. Cormier/R. Bettez.

Vote – All in favor.

Roll Call Vote:

Mr. Swartz, Mr. Bettez; Mr. Steve Cormier; Mr. Paul Cormier, and Mr. Chairman all voted yes.

Motion carries unanimously.

2.2 Special Permit ~ Releaf Cultivation, LLC

Mr. Schafron asked for a motion.

Motion to approve Special Permit subject to conditions already documented in the Special Permit Decision, with the addition of the following two conditions:

- 1. Provide photometric plan that includes the street light location in order to show there is active and sufficient lighting at the entrance of the site onto Suffolk Lane.***

2. Provide odor control plan that includes filtration and HVAC plan to the City for review and approval by the Health Director and City Engineer.

P. Cormier/R. Swartz.

Vote – All in favor.

Roll Call Vote:

Mr. Swartz, Mr. Bettez, Mr. Steve Cormier, Mr. Paul Cormier, and Mr. Chairman all voted yes.

2.3 Kinzer Drive Solar Project ~ Extension of Permit

Mr. Fred Unger of 165 Evergreen Street, Providence, Rhode Island introduced himself and explained National Grid has been completely overwhelmed with applications for solar projects in central and western Massachusetts, and now in other parts of southeastern Massachusetts as well. Further, they have been taking forever to approve interconnection, and the process and cost has been crazy. In addition, was informed it will be probably 2025, or 2027 until they upgrade the transmission in this area adequately to support additional solar projects.

Mr. Unger requested an extension, either to that time period, or for another three (3) years at least, at which time can return at that point with more accurate information.

T. Beauregard said for the people at home watching, Site Plan Approval for this project was approved by the Planning Board on December 11, 2018, and is good through December 11, 2021, because this approval was for three (3) years which is why BCC Solar is asking for an extension from December 11, 2021.

Motion to extend Site Plan Approval for BCC Solar for another five (5) years until 2026.

S. Cormier/P. Cormier.

Vote – All in favor.

Roll Call Vote:

Mr. Swartz, Mr. Bettez, Mr. Steve Cormier, Mr. Paul Cormier, and Mr. Chairman all voted yes.

Motion carries.

3. OLD BUSINESS:

None.

4. ANNOUNCEMENTS~~NEWS~~ARTICLES~~EVENTS:

... Next Meeting: Tuesday, November 09, 2021 at 7 p.m.

Adjournment

Motion to adjourn.

R. Bettez/P. Cormier.

Vote – All in

favor.

The meeting adjourned at 7:52 p.m.

All documents referenced or used during the meeting are part of the official record and are available in the Department of Community Development and Planning pursuant to the Open Meeting and Public Records Law.