

Lakeville Planning Board Minutes Meeting- January 25, 2011

Meeting called to order at 7:30 p.m.

Present: J. Marot, G. Kashgagian, K. St. George, B. Hoeg and W. Healey

Green Community Committee

Bob lafrate – Thank you for having us. As I am sure you are aware I am chairman of the Lakeville Green Community Committee. There are funds of \$10,000.00. There are 5 requirements, 3 are zoning changes. 1. The first is As-of Right-Sitting – this is the language about ground mounted solar. As-of-right includes research and development. This would concern basically our industrial area. Jim – does this cover windmills? Walter – where could you put up a windmill? Bob I – I believe one would be by the highway site. Jim – there are places that do not meet the height. There are places that have 20 – 60 feet high or as needed. Bob I – we can use industrial or any other site by Special Permit. Tara Martin – this was to make it easier. Jim – as-of-right is what takes the place of the special permit. Don Foster – we might want to consider residential property. Richard Valez – we might want to take that in to consideration. Bob I – with the Green Communities you would be working with out a Special Permit that is why we went to the Green Communities. Brian – what is available? Bob I – approximately \$10,000. That is 3 – 3 ½ for the program reimbursement will be going to the Green Communities. There are approximately 351 cities and towns. There are also a number of grants out there. The cost has no number at this time. 2. Expedited Permitting – it would mostly be research and developments manufacturing facilities. Jim – we are talking without a Special Permit. There would still be a Site Plan review by a Special Permit Review Committee. It would be beneficial to designate who. Bob I – who is? Jim – they could be. Bob I. I think all new should go through the Planning Board. In the explanation it falls under the Planning Board. I believe that it is on the second sheet. Don Foster – the ZBA would be happy with that. Rita – Selectmen would also be. Larry Simpson – Planning Board should be inserted. Bob I – do you feel we should take out the information about wind. We can add it once we form our own by-law. Jim – How does the state look at this? Derek – in our by-laws if it is not listed you can't do it. Bob I can call Chad and find out. The by-law would give you the design standards. I will check to see if there is a specific by-law that he can give us. Jim – we as a Board do not have a problem with it. New Bedford put up a windmill tower which is 30 feet but it is vertical. It seems to work well. Derek – have we requested that they looked at solar? Jim -- State law does not allow you to eliminate it. They are allowed anywhere in the Commonwealth. Derek – how does it work? Jim – as of right is to solar. Don Foster – is there anything specifically about solar panels? Jim – I would not think so. Bob I – is one worse than the other. Don Foster – we need to acknowledge both types.

Jim – you will find that there are many solar farms out west. Richard Valez – I thing we need to think of the future and what if anything would go through. L. Simpson – can we exclude one out of the list? Don Foster – does this require a special permit? Jim – as of right does not want that. Bob I – we need to get a handle on wind generated farms. Planning Board has site review. Jim – we need to check on what is considered reasonable. Donald Foster – can we sign a by-law.

Utility Notification

Donald Foster – If a person can not meet the requirements he could come in for a variance. Rita – leave in last line. Jim – yes.

Land Clearing

Jim – there is a limit as to how much can be cleared. It should be noted on the site plan. Brian – it does not mention side, front and back set backs.

Financial Surety

Jim – we need to know the specific types of surety. It needs to be something that we hold. Bob I – what kind. Rita – We normally have a surety bond or a passbook. Bob I – how long is it good for. Jim – if the project goes bust and they just walk away it is to make sure we are protected. Normally we ask for 125%. With prices the way that they are if we have to use it sometimes there is not enough there. Is there away to review or make a renewal form? It would be good if we have sometime of a time line. Donald Foster – disposal cost should be included. Derek – how doe we do that. Brian – a bond cap is x times what is there. Bob I – that is covered in the last sentence. Jim – maybe a percentage per year. I would be difficult if we had a cash bond. Bob I – it will be up to your board to accept and additional bond. Greg – what if someone came to the town concerning wind generated? Bob I. – what about the old dump. Jim – we need to add language for wind generated.

Permitting Language

Bob I – as far as the Planning Board review is concerned you can approve and then let them go to the state or federal. Someone could come in with a wind farm request and it could take more than one year. Jim – we need to keep certain thins in mind. Derek – Form C – time could be involved unless it is mutually agreed upon by both parties.

Stretch Code

Bob I – Article #3 – it is going to make 20% more efficient. People will oppose it and it will add to the cost of construction by 20%. Jim – the wording makes the statement in its entirety. Bob I – We are moving to have it be part of the building code. This will be in the next 2 years. If you want General Construction rules it needs to be adopted. It will apply to all new buildings. Tara – It will have to come back to you. Brian – how will this affect Historical Buildings. Jim – there is no way that you could make it conform. It would be the building on the

registered. Tara – this will be added to the code. Jim – HERS- Home Energy Rating System rates no one in our area. The base coat allows visual inspections. There are 64 hours of training --\$6,000 to \$8,000 available. Larry Simpson – it is over \$5 and under \$40. Jim – that is commercial. Derek – the 20% bothers me. B. lafrate – the Building Code will include the Stretch Code. It will be included as a Massachusetts Amendment. Rita – it will be necessary to educate the communities. Jim – we need to come up with the answers. B. lafrate – we will need to meet again. How is March 1st? Jim – that will be okay. March 1, 2011 at 7:30. Jim – has anyone looked into the area around the landfill. Rita – Middleboro G & E are looking into this. Jim – for a 3rd part they become federal. Rita – we were looking at the Howland Road property. Wind Turbines – they are very expensive. They are looking at within 10 years.

Walter – I make a motion that we adjourn. Kevin – 2nd the motion. Jim – all in favor.