



TOWN OF ROCKLAND

Planning Board

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Planning Board Minutes Tuesday, January 24, 2023, at 7:00 pm Rockland High School Lecture Hall

TOWN CLERK, ROCKLAND
MAR 1 '23 PM 1:04

In attendance – Michael Corbett, Chairman, John Lucas, Charles Williams, Randy Hoblitzelle (*via phone James Wells*)

Call to Order: 7:02pm

The audience, participants and general public should be aware that any and all portions of this open meeting may be recorded by audio and video resources. All or some of this meeting may be rebroadcast periodically by WRPS or other outlets. Persons wanting a DVD copy of this meeting should contact WRPS. A small fee will be charged. Chairman Corbett noted the meeting is being recorded for note taking purposes. The recording will be destroyed once minutes are recorded.

New Business

Town Engineer new projects - PGB Engineering - Discuss & Vote

Chairman Corbett advised the board that Pat Brennan of Amory Engineering has started his own company, PGB Engineering, the Planning Board has the authority to choose the Town Engineer. **Chairman Corbett** asked the board for their input and a motion. The board members are all on board with using PGB Engineering going forward on new projects.

Motion to hire/use PGB Engineering for new projects going forward – John Lucas

Second – Charles Williams

Unanimous

Randy yes, Charlies yes, John yes, James yes, Chairman Corbett yes

Covenant Release 230 Hingham Street Lots A & C

Chairman Corbett explained this was a project from the early 90's, when the work was complete lots 1&2 had a covenant release, but lots A&C did not. The lots A&C were conveyed to 230 Hingham Street in 2001, but should have had the covenant release before it was conveyed. This was just caught when the property went up for sale in December 2022. The board was asked to release and after discussion the Town Engineer and Land Use Counsel, there is no issue with the board signing the release. Town Clerk Liza Landy was kind enough to come tonight to notarize the release thank you.

Motion to sign the covenant release for 230 Hingham Street – Charlie Williams
Second – Randy Hoblitzelle
Unanimous
Randy yes, Charlie yes, John yes, James yes and Chairman Corbett yes

Old Business

- **Site & Design Review, DTC, LLC, 333-343 Weymouth Street, formerly APNs 3-1, 3-1A, portion of 3-2, 8-27 & 8-28**

Chairman Corbett let the board know that we received notice from the applicant that they would like to continue until our next meeting, February 28, 2023.

- **Site & Design Review Ground Mounted Photovoltaic System, SolBid/Sterling Golf Management, 276 Plain Street (Map 50, Lot 5).**

Josh White presenting – submitted a comment letter to address comments from last meeting, also had a phone call with the Fire Chief. There will be no battery storage, the electrical plans were stamped by the Electrical Engineer and the operations/maintenance revised to put responsibility in the owner. The PV disconnect on the plans and electrical drawing – provided a knock box at the building next to the shut off – changed and explained more on the waiver requests. On the first waiver, waiver for written cost estimate we provided the estimate the client gave is \$292,242.xx to be funded by the owner, the size of the field is below the minimum in the zone, so the waiver should be granted. Second, surety it's a private project funded by the owner whoever it is now or in the future should be their responsibility not the town. No signage or advertising proposed other than emergency contact information. Third, abandonment of system – it is a private project funded by the owner other than being in Rockland no responsibility to the town – it is an allowed by right project the only issue is it is way below the minimum that's why we're hear asking for the waivers.

Chairman Corbett how did you make out with Conservation? *Josh White* approved was issued in December. *John Lucas* do we have copies of the decision? *Secretary* we do not.

Charlie Williams how high is the fence? *Josh White* 6ft high. *Charlie Williams* chain link? *Josh White* yes.

Chairman Corbett discussed the Deputy Fire Chiefs request for fire extinguishers. *Charlie Williams* explained it's a film that shuts them off so fire officials do not get electrocuted and can be in between the panels.

John Lucas I am still not comfortable with the waivers, I don't care who pays for it, if everyone walks away then it's the towns responsibility to get rid of it. There should be a bond for taking it down and maintenance. *Josh White* we are asking for a waiver on the bond portion for taking it down, the application explains system monitoring and inspection. *John Lucas* I'd like to see a bond for taking the system down if everyone walks away from it. *Josh White* someone from the golf course should be here to explain it.

John Lucas we need the conservation decision to what they said. When are they looking to get this up and running? *Josh White* not sure. *Randy Hoblitzelle*, I agree Sterling should be here. *Charlie Williams* I am not comfortable without the conservation decision.

Josh White do you require a bond on a restaurant if it gets abandoned? *John Lucas*, no it is real estate and that has value. Worst case the town puts a lien on it, with solar panels the town will still have to take it down. It's also a safety concern with kids and fire.

Motion to continue to the February 28, 2023 meeting – Randy Hoblitzelle
Second – John Lucas
Unanimous
Randy yes, Charlie yes, John yes, James yes and Chairman Corbett yes

Administration

Motion to approve minutes from meeting September 27, 2022 – Charlie Williams
Second – Randy Hoblitzelle
Voted 4-0
Charlie yes, Randy yes, James yes and Chairman Corbett yes

Motion to approve minutes form meeting October 25, 2022- Charlies Williams
Second – John Lucas
Voted 4-0
James yes, John yes, Charlie yes and Chairman Corbett yes

Motion to pay Amory in the amount \$1,276.50 0 Dyer Street Plan Review – John Lucas
Second – Charlie Williams
Unanimous
John yes, Charlie yes, Randy yes, James yes and Chairman Corbett yes

Motion to pay Amory in the amount of \$78.00 333-343 Weymouth Street Plan Review – Charlie Williams
Second – John Lucas
Unanimous
James yes, John yes, Charlie yes, Randy yes and Chairman Corbett yes

Motion to pay Secretary in the amount of \$225.00 for meeting January 24, 2023 – Randy Hoblitzelle
Second – Charlie Williams
Unanimous
Randy yes, John yes, Charlie yes, James yes and Chairman Corbett yes

Motion to close – Randy Hoblitzelle
Second – Charlie Williams
Unanimous
Randy yes, Charlie yes, John yes, James yes and Chairman Corbett yes

Adjourn: 8:03pm

For the Planning Board:


Michael Corbett - Chairman

