

MINUTES
PLANNING BOARD MEETING
May 20, 2013
Large Hearing Room – 7:00 PM

Present: DiManno (Acting Chair), Nashawaty, (Clerk), Farmer, Malzone, Eldredge,
Patterson, Clancy (Alternate)
Absent: Mezzadri
Staff: Fortier, Gregory

Item #1: ANR's: None
Item #2: Khalil Naoum, Cape Cod Farms, 773 Main Street (Route 6A), Dennis, MA , is seeking a modification to a Special Permit to add a propane box and sign, and modify site signage restrictions as they apply to window signs in the existing Special Permit under section 4.1.2 of the Dennis Zoning Bylaw. The property is located within the LB Zoning District at 773 Route 6A (Main Street), Dennis, MA (Assessor's Map 351-21).
Discussion: Ms. Patterson recused herself from this issue. Mr. Johnny Kayrouz of N&K submitted an email dated May 17, 2013 requesting a continuance of this matter to June 3, 2013.
VOTE: A Motion was made by Ms. Nashawaty and seconded by Ms. Farmer to Continue this matter to June 3, 2013. VOTE: 6-0-0.
Item #3: Special Review: Broadway Electrical Co., Inc. 910 Route 134 South Dennis, MA (Assessor's Map 217-1).
Discussion: The D-Y School District requested this Special Review to install solar panels at the Wixon Middle School. Present were Dennis Daru, project manager; Dan Griffin, VP of Solar Group; and Larry Herowitz, CEO of Broadway Electrical. Mr. Daru noted that at the recommendation of Old King's Highway, a note regarding a modification was added to the plans since they were submitted to the Planning Board stating that the arrays will follow the existing contours of the site, with minor adjustments to facilitate optimum sunlight. Because the property dips at a certain area, OKH did not want a fill brought in to level the site. Instead, they will take some existing soil from the area to fill the hole. From Old Chatham Road, the 1 st 50' feet will remain the same. Partial clearing of trees will be done within the next 50' of trees taller than eight feet to prevent shading. Red ribbons are on site now showing this area. A black chain link fence will surround the arrays but will not be visible from the road; therefore two rows of trees, 6-8' on the west and south side of the fence line, will provide screening. An underground duct bank will be installed which ties into Wixon, and they will absorb most of the power; the excess will go back to the grid to serve the town. The Board asked several questions to clarify details of the project. The energy generated will not exceed 200% of the energy demands on-site and is not a commercial array by town zoning standards. In addition to the Wixon School, leftover power will go back to the grid, and any offset payment will go to the school district.
The project will also provide an educational component with curriculum for Middle School Level and going through High School being incorporated on alternative energy. No obtrusive noise is anticipated from the transformers which turn off at night naturally. Panel heights will be 8 1/2 – 9' in back and pitched at a 30 degree angle forward to about 21/2'. Once all permits have been

granted, the anticipated time table is 4-6 months to completion. It was noted that on May 28 and 29 an outreach will occur by Cape and Vineyard Electric Cooperative (CVEC) to provide information to the public. Mr. Fortier also noted that drainage issues were raised by Engineering and they will be addressed before a building permit is obtained.

VOTE: A Motion was made by Ms. Nashawaty and seconded by Mr. Eldredge to grant support of the solar panels at Wixon School with engineering comments included. **VOTE: 7-0-0.**

Additional Business:

1) Rules and Regulations revised.

Vote: A Motion was made by Ms. Nashawaty to continue approval of the rules and regs to June 3, 2013 when Chairman Mezzadri will return. **VOTE: 7-0-0.**

2) Planning Board Member Committee reports. Ms. DiManno noted that the Community Preservation Committee met last week and reviewed applications for the coming year; nothing in land preservation or open space, several in historic preservation and significant ones in affordable community housing.

3) Review the Minutes of May 6, 2013: The Board unanimously approved these minutes as written.

4) Mr. Fortier announced that the FEMA 2013 Preliminary Flood Maps are in and can be accessed on the Town's website or between the hours of 9Am and noon each day in the Planning Office.

Planning Board meeting adjourned at 7:30 PM

The Board unanimously approved these minutes on June 17, 2013.