**MEETING PLACE:**  690 Patriots Road, Planning Board Office, Templeton, MA 01468

**BOARD MEMBERS ATTENDING:** Kirk Moschetti, Chairman, Bob Whalen, Vice Chairman, Dennis Rich, John Buckley, Frank Moschetti, Christof Chartier, Charlie Carroll

**STAFF ATTENDING:** Carl Giacobone

**ABSENT**:

**GUESTS:**

**06:30** Pledge of Allegiance

06:31 – A Public Hearing is scheduled for a solar Site Plan, Kirk Moschetti and Charlie Carroll will abstain from the meeting –Conflict of Interest cited.

06:33 Dennis Rich motioned to open the TenK Public Hearing.

Frank Moschetti seconded the motion.

Vote- ***Dennis Rich-Yea; Frank Moschetti-Yea; Bob Whalen-Yea; John Buckley-Yea; Christof Chartier-Yea.***

The vote to open the Public Hearing passed 5-0.

Carl Giacobone read the Public Hearing notice.

Bob Whalen, Vice Chairman went over the rules of the meeting.

Jamie Rheault, Whitman & Bingham identified himself as the presenter for TenK Solar. Jamie informed the board that Jack Levey from TenK solar was supposed to attend the Public Hearing but his flight from Minnesota was cancelled due to a snowstorm.

Jamie started the presentation by speaking about Whitman & Bingham’s solar projects experience. Jamie described this solar project as a 3 mega watt installation with the power being sold to Templeton Light Department.

Jamie then spoke about construction, traffic topography of the area during construction, rain runoff and detention basins and security fences.

A Site Design and Peer Review Engineering report by Sara Campbell was presented by Sara Campbell, a peer review engineer hired by the Planning Board.

 Jamie stated that construction for the projected is scheduled to begin in spring of 2014.

John Driscoll, Manager of Templeton Light & Water identified himself. John stated that Templeton Light & Water was dealing with TenK Solar and Whitman & Bingham on this project. John also said that this project will generate approximately 7 ½ percent of Templeton’s power requirements.

Bob Whalen opened the meeting to the audience for questions and comments.

Phil Leger, Templeton Board of Healthaddre4ssed an old house on the property and said he will talk to the owners of the house.

At this time, Bob Whalen read the Peer Review report from Sara Campbell.

John Buckley asked if there was a “sunset” agreement. Jamie answered there is one typically between a developer and a municipality. Being this is a private agreement between TenK and the land owner, a bond agreement is not required.

Christof Chartier noted that the end game is not in writing at this time. That will be developed over time.

Dennis Rich asked how will the re-growth of vegetation be handled. Jamie Rheault responded that disturbed growth will be hydro seeded.

Christof Chartier questioned where the runoff towards Farnsworth would go, Jamie stated that the runoff would travel in the same direction as present.

Michael Matuszewski, 186 Farnsworth Rd, spoke about runoff and stormwater concerns.

Jeff Schrecke, 102 Farnsworth Rd spoke about concerns of runoff entering his yard and driveway.

Phil Leger, BoH made a suggestion to improve the runoff/flow of water.

 Steve LeBlanc, 154 Farnsworth Rd., asked about fencing, Jamie answered the question.

 There was discussion on property value and zoning.

There is no correlation between the effect of property values and a solar installation, in addition by state law, a solar facility cannot be zoned out.

Jeff Schrecke asked if there would be any property tax relief associated with the project, that was answered with any tax agreement would take place between TenK and The Town of Templeton.

John Driscoll, in a Tax Model, the town would receive some level of funds.

Phil Leger, BoH suggested relocating the construction entrance to help the neighbors with the flow of construction traffic.

Kristy LeBlanc, 154 Farnsworth rd., had a question on traffic, will it be a concern.

Jamie Rheault answered that a rush of traffic will be experienced in the beginning phases of the project, mainly to drop off supplies. After that traffic will decrease.

Phil Leger, BoH, suggested the property where the old house is scheduled to be removed, would be a good staging area.

7:40 – Last call for questions, there were no other questions asked.

Frank Moschetti motioned to close the Public Hearing.

John Buckley seconded the motion.

Vote- ***Dennis Rich-Yea; Frank Moschetti-Yea; Bob Whalen-Yea; John Buckley-Yea; Christof Chartier-Yea.***

The vote to close the Public Hearing passed 5-0.

John Buckley motioned to adjourn the Planning Board meeting.

Christof Chartier seconded the motion.

Vote- ***Dennis Rich-Yea; Frank Moschetti-Yea; Bob Whalen-Yea; John Buckley-Yea; Christof Chartier-Yea.***

The vote to adjourn the Planning Board meeting passed 5-0.

7:45 Planning Board meeting adjourned.

The vote to accept the Grey Road ANR passed 4-0. Kirk Moschetti arrived late and did not vote.

The vote to pay MRPC/ Master Plan Invoice for $6000.00

John Buckley motioned to pay the invoice.

Dennis Rich seconded the motion.

Vote- ***Dennis Rich-Yea; Frank Moschetti-Yea; Bob Whalen-Yea; John Buckley-Yea, Kirk Moschetti-Yea.***

The vote to pay the MRPC/Master Plan invoice passed 5-0.

John Buckley motioned to accept the minutes of the 11-12-13 Planning Board Meeting.

Dennis Rich seconded the motion.

Vote- ***Dennis Rich-Yea; Frank Moschetti-Yea; Bob Whalen-abstain; John Buckley-Yea, Kirk Moschetti-abstain.***

The vote to pass the 11-12-13 Planning Board minutes passed 3-0-2, Kirk Moschetti and Bob Whalen abstained.

New Business – Edgewood Development. The development will not go forward to completion and the developer asked to be excused from completing a $37K contribution to the town, citing contributions were made to the Gilman-Waite fields. Bob Whalen feels that the $37k owed should be paid and the Planning Board should convince the BOS that the money should go the Planning Board for the Town Common Improvement.

07:30 Dennis Rich motioned to adjourn the Planning Board meeting.

 John Buckley seconded the motion.

Vote- ***Dennis Rich-Yea; Frank Moschetti-Yea; Bob Whalen-Yea; John Buckley-Yea, Kirk Moschetti-Yea.***

The vote passed to adjourn the Planning Board meeting 5-0.

Meeting Adjourned.

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