**Planning Board Minutes**

DATE: June 15, 2017

Convened: 7:05pm

Members Present: Dave Killian, Russell Smith, Pam Marquis and Sheila McCarthy

ANRs/SITE PLAN REVIEWS: Shea/Ventimiglia and Cynthia Powers both presented by Roger Woods:

Nicholas J. Powers, 86 Monson Road, Map 10 Block A Lot 10.1. Registry of Deeds Book #21572, page 469. Revising Lot 1, Drawing Number C-233a. Dave asked if anyone has comments, Dave makes a motion to accept the plan as presented, Pam seconded, all in favor and none opposed. Check for $50 was submitted. Planning Board Member signed the Mylar and a copy of the plan for the file.

Christopher and Michele Shea and Keith and Marie Ventimiglia, Lot of land on Harnois Road. Map 7 Bloc A Lot 18. Split the Parcel into Parcel A and Parcel B, so that the lots abut their own current properties. There is plenty of frontage for both Parcels and plenty of acreage. Dave makes a motion to accept the plans as presented, Pam seconds, all in favor and none opposed. Check #1004 was submitted.

Bergeron Tree Farm-Map 10 Block C Lot 1.1. Separating a new lot (Lot 4) off his current property. Pam has a question about the stream, but with the applicant being the abutter, it may be a non-issue and Dave mentioned there are lines on the plan. Dave said he would defer to the surveyor for that issue. Project Number 03330H. Dave made a motion to accept the plan as presented. Pam seconds, all in favor and none opposed. A check for $50 was submitted. The Board Members signed the Mylar and a copy for the file.

NEW BUSINESS:

Ethan Gyles or Representative of Nexamp, with regards to Solar bylaw: Looking for confirmation that under current bylaws solar (if it meets all other requirements) would be restricted to only the 500' back from Rt 20 (the Business District strip) even if the same contiguous parcel extends further back outside the District's 500' width can it go into the Residential District if the same continuous property resides in two zones?

Ethan is here to talk about the solar issue. They have a landowner in Brimfield that wants to do ground mount solar, the property is on Route 20, the front of the property is in the business district, but the back is in the residential. Dave mentioned that the board is not able to rezone. Ethan is here to confirm that he can only use the front strip which is not enough. The possible relief is to go to the Zoning Board of Appeals, the board is not sure if ZBA will be able to grant a variance or not. Discussion about the town meeting and the bylaws that were put forth and how they lost by only 4 votes and 1 vote, respectively. Dave asked is they have done anything on a landfill site, and they have. Then asked specific questions about the space and land. Pam gave him the annual town report to see what the board presented a few years back. Community Solar is available for the property owners to be able to buy the solar from the field that the town puts in. Dave asked if the state is at cap, Ethan answered that with how the state will need to raise the cap and talked about smart solar. Ethan talked about how towns are putting bylaws in that are too restrictive and that the Attorney General will need to step in.

OLD BUSINESS:

 TO Be Addressed in the Future:

 -changes to Order of Conditions

-the change of residential property to business property and review this issue at a future date.

-Fees- maybe making them like a building permit fees. A base/or minimum of the project or a percentage of the project. Fees will cover advertising.

OTHER:

* Review minutes-April and both May meetings. Pam makes a motion to accept the April 3rd, May 5th and May 9th as amended. Dave seconds, Sheila abstains, all others in favor.
* Signed payroll-signed for clerk’s payroll and board members
* Mail-

Pam makes a motion to adjourn at 8:20. All in favor and none opposed.

Adjourned 8:20pm.