

Planning Board Meeting  
Minutes – April 2, 2012

The meeting was called to order at 7:00pm.

**Present:** John Waite, John Baronas, Roger Sadoski, Paul Allis

**Minutes:** None available

Mr. Waite read the agenda for the evening. He noted that he has requested that the letter from Robert Decker, III be listed on the agenda, but he didn't see it. However, should Mr. Decker appear, his letter will be taken up.

**Solar Project:** – Mr. Waite said he had been contacted by a company that desires to place a solar installation on property on Plain Rd (east side), however no application has been received. He reported that Mr. Kubiak had organized a meeting, which he and Pat Smith (FRCOG) attended, to discuss the questions raised by a party interested in purchasing land on which to construct a solar facility. He suggested that a site plan review application be filed, or that the interested party come for a preliminary meeting with the whole board to discuss the plan.

The property under consideration, would have to be removed from the provisions of MGL Chapter 61A. Mr Baronas said the Ag Committee had been approached on this matter and recommended to the Board of Selectmen that it sign off on the right-of-first refusal, a requirement for removal from this agricultural provision.

Mr. Baronas reported that, with regard to solar projects, at a meeting he recently attended he learned that there are a lot of companies coming out of the woodwork looking for land on which to put up solar installations. The companies and plans presented need to look at very closely.

**Common driveway:** – There had been discussion about a possible application for a common driveway at 323 Conway Rd. However no application has been received. Special Permits for common driveways are the purview of the Planning Board.

**Old Business;**

Bylaw Changes and Preparation for Town Meeting: Mr. Waite reported that there was very little public comment to the proposed changes of Zoning bylaws on March 26<sup>th</sup>. After a brief discussion a motion was made by Mr. Allis, seconded by Mr. Sadoski, and voted (3-1-0) to recommend passage of changes to zoning bylaws as determined at the 3/26/2012 meeting.

Mr. Waite then commented about presentation at the Town Meeting. He said it should be kept simple because the changes are simple, just to clarify and make things more consistent. Comment was made that the topic of interest at the Annual Town Meeting will be the Garage project. Mr. Allis will make the presentation.

**Mail:** Mr. Baronas said he thought an item of interest should be the wind turbine hearing in Shelburne.

**Zoning Change Requests:** 1) **Decker letter:** Mr. Waite read the letter from Mr. Decker requesting the Board consider reviewing and possibly recommending changing the zoning of a few parcels on North Main Street. Comment was made that it was outside the scope of the zoning review done in 2010. The suggestion was made that this matter be tabled for discussion after town meeting. Mr. Wait will send a letter to Mr. Decker advising him of this decision.

2) **W D Cows:** The Board of Selectmen forwarded a letter from W.D. Cows requesting a change of zoning from Residential/Agricultural to Commercial for 61.9 acres of property which it owns on Whately Rd. Mr. Waite will send a letter advising that the Planning Board will take up this matter at its next meeting.

**Subcommittee Reports:**

Sign committee – The sign committee has not met yet. Mr. Calisewski should be the one to call a meeting.

Agriculture Committee – Mr. Baronas reported that this committee is working on a Farm to School program to get the elementary school to purchase more of the food it serves from local farmers. He said Hatfield has a program at Smith Academy. Mr. Waite, works in this field, said there are many issues, such as quantity, availability, cost, and procurement requirements, that have to be worked out.

**Informational Meeting:** The Public Works Committee will hold a public meeting on April 5th to reveal the progress on the new public works building. Ralph Healy, committee chair, Shawn Patterson, the new Highway Director, and the architect Mike Lawrence will be present. Mr. Waite urged Planning Board members to attend. Mr. Sadoski complained that April 5<sup>th</sup> was a bad date, as it's Maundy Thursday.

The next meeting will be Tuesday, May 8<sup>th</sup>.

The meeting adjourned at 8:00 pm.

Respectfully submitted,  
Priscilla Phelps