

## Planning Board Minutes

May 26, 2015

Attendance: Present: John Waite, Kip Komosa, Paul Allis, Roger Sadoski, John Baronas

Absent: Max Antes, Rachel Blain

Guests:

The meeting was called to order at 7:00 pm by John Waite. He offered congratulations to Paul, Max, and Rachel who were recently re-elected to the Board.

### **Public Hearing:** Proposal to amend Use Regulation Schedule

John Waite opened the public hearing on amending the Use Regulation Schedule of the Zoning bylaws with a reading of the public notice. He explained that the request was to consider changing the Use Schedule of Chapter 179 of the Zoning bylaws to allow storage facilities by Special Permit in the Expedited Permitting Overlay District (EPD) in addition to the uses currently allowed. A number of residents were present with questions and comments. Among them was the concern that opening up the possibility for storage facilities in areas other than the just the Expedited Permitted area. It seemed to some like spot zoning; others suggested that perhaps the board would not recommend a zoning change. The owner of a storage facility was present and provided information about the operation of such a facility.

After further discussion, the public hearing was continued until the next Planning Board meeting scheduled for Monday June 1<sup>st</sup>

### **New Business:**

**ANR – Sand Gully Road** - A plan of prepared by Edward Muszymski, PLS, dated May 1, 2015, for Kaywin Tessier and James Pasielniak, to resolve an encroachment issue, was reviewed and endorsed by the Board in a motion made Kip and seconded by Roger. (4-0-0)

**Site Plan – 901 River Rd** - Plans for a large scale ground mounted solar project on WT Land property were on hand. As of the meeting, the submission was incomplete, having not been received by the Town Clerk, an application fee paid, or a sign-off by the Building Commissioner. There was discussion about the portion of the application fee that required payment of \$10.00 per every 100 square feet of ground disturbed. For this project, which would involve several acres of disturbed land the fee would be \$82,000 or more. This seemed excessive to board members and the general agreement was that this requirement needed to be amended. Especially in light of the fee schedule which has several parts: 1) an application fee of \$250.00, 2) the \$10.00/100 sq. ft. of disturbed land, and 3) fees for technical assistance, if required. This issue will be revisited at a future meeting.

**Minutes:** Minutes of the May 6 meeting were approved. (4-0-0)

The meeting adjourned with the setting of June 1, 2015 as the date of the next meeting.

Respectfully submitted,

Priscilla Phelps

Document list:

Hearing Attendance sheet