

Planning Board Minutes

June 1, 2015

Attendance: Present: John Waite, Kip Komosa, Paul Allis, John Baronas, Max Antes, Rachel Blain

Absent: Roger Sadoski

Guests: Kathleen Watroba, Kevin Thompson, Dan Werner, Brent Banes, Dick Calisewski, Pat Smith Meredith Borenstein, Bud Driver, Jane Trigere, Ken Schoen

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

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 and a quick review of discussion at the previous meeting. Paul announced that he could not participate as he was an abutter. The point was made that something would eventually occupy the space; it might not be a self-storage facility. When everyone who wished to speak had done so, John W. Declared the public portion of the hearing closed. In deliberation following closing of the public portion of the hearing, the board discussed the possibility for storage facilities in areas other than the just the Expedited Permitted area. They also considered that a request for a decision had been thrust upon them without sufficient time to make an appropriate evaluation.

A motion was made by John Baronas, seconded by Kip Komosa, and voted (3-0-3), to take no position on the proposed change to the Use Table.

New Business:

ANR – 264 River Road – Malcolm Thompson

A plan of land prepared by Daniel Werner, dated May 26, 2015, showing the transfer of a portion of property owned by the Thompsons to the Stobierskis was reviewed and endorsed by the Board in a motion made by Kip, seconded by John B, and unanimously voted. (6-0-0).

Site Plan – 901 River Rd - Present: Meredith Borenstein (NEE)

Plans for a large scale ground mounted solar project on WT Land property were on hand for review. John Baronas, who is an employee of Warner Bros., recused himself and left the room. Pat Smith (FRCOG) brought to everyone's attention that this project was not allowed under the current zoning Use Table.

[Large-Scale Ground-Mounted Solar installations are allowed by special permit; however Extra-Large projects, as this one is, are not permitted.] **In a motion by Kip, seconded by Rachel, and voted (5-0-0) a tentative date of July 6 was set for a possible joint meeting of the Planning Board and ZBA to discuss this situation.** In the meantime Town Counsel needs to be consulted regarding the zoning issue.

Site Plan Fee – All agreed that the current portion of the fee schedule based on the area of disturbed land does not work and needs to be revisited.

Minutes: Minutes of the May 26 meeting were approved. (3-0-2)

Expenses - An invoice of \$160 for legal fees was signed for payment by John W. A second bill for \$464 in postage was held for clarification.

Member Manual Update- Pat has been trying to update the manual and needs assistance with some items. Paul reported that the board had done this. He would get the updates to Pat.

The meeting adjourned with the setting of July 6, 2015 as the date for the next meeting.

Respectfully submitted,

Priscilla Phelps

Document list:

Hearing Attendance sheet