

Planning Board Special Meeting Minutes

September 24, 2015

Planning Board - Present: Kip Komosa, Rachel Blain, Max Antes, and John Waite

Absent : John Baronas, Roger Sadoski, Paul Allis

Guests: Pat Smith, FRCOG; Marnin Lebovitz, LSDP; Kevin McCaffrey, NEE

Public Hearing (Continued): The meeting was called to order at 7: 08 pm in a joint session with the Conservation Commission to continue the Public Hearing for the Extra-Large Ground- mounted scale solar system proposed for a site at 901 River Road. A quorum of Planning Board members was present.

Since the peer review report from Greg Newman, of Newman Environmental Engineering, had only been available earlier in the week and there needed to be an opportunity for New England Environmental to respond, the Conservation Commission proposed to delay issuing an Order of Conditions until its next meeting - October 22, 2015.

Although many of the items for the Site Plan Review have been discussed, the Planning Board wanted to delay further decisions until any Wetland concerns have been resolved. **A motion made by John Waite and seconded by Rachel Blain to continue the Public Hearing on the site plan to October 22, 2015** (the same date as the Conservation Commission meeting). **The vote was 4,0,0.**

At this point, the Board moved to the kitchen to continue its meeting.

REVIEW OF MINUTES:

The minutes of the last meeting include mention of the fee schedule for land disturbed, but no details of the discussion were included. JW commented that the Board is looking at the overall policy at the same time that a fee for this project involving 18 acres of disturbed area is being discussed. The intent of the fee is to cover the cost of additional services that are needed. In the case of this solar project additional professional services required are not what might be required for a strip mall, for example.

A motion was made by KK, seconded by RB, that the fee for this project be adjusted to \$10/ 1,000 feet disturbed with a cap of \$3,000. For this project the fee is \$3,250.00.

Pat Smith passed out her latest check list. She pointed out several items including the Fire Chief's request that there be a second emergency access. Mr. Lebovitz commented on the length of time it has taken to get a dialog going with the peer review engineer. The hope is that things can move along more rapidly.

Following further discussion, a motion was made by KK, seconded by RB, to accept the minutes of 8/17, including the public hearing (which was included as a separate document).

So voted 4,0,0

OTHER BUSINESS:

- An invoice for postage was approved for payment.
- Signs – Someone called about an off-premise sign that turned out to be a seasonal sign. The ZBA has suggested that sign bylaws be reviewed and definitions of terms be created.

- Citizen Planner sessions are being held by FRCOG. There is one on Site Plan Review and another on Writing Defensible Decisions that were thought to be worthwhile for Planning Board members to attend.
- John Waite reported that he spoke at a Quarterly meeting of county Selectmen. The topic was on Economic Development. He reported that John Baronas is at a FRCOG planning board meeting this evening.
- Zoning map – In response to a concern about getting a better defined zoning map, Pat Smith explained that by using the maps on the town website with a zoning overlay map lines may be seen. Some areas should be looked at again. The Use chart should be reviewed, as well.

UPCOMING MEETINGS: October meetings will be held on October 5th and again on October 22nd . Kip will draft the agenda for the October 5th meeting.

Rachel Blain moved and Kip Komosa seconded a motion to adjourn.

Respectfully submitted,

Priscilla Phelps