

APPROVED 12/11/2024

PLANNING BOARD
WEDNESDAY, NOVEMBER 13, 2024
RESOURCE ROOM

Attendance: Chair Jake Schultzberg, Vice chair Meg Schlesman, Mike Derosé, Rich Preston, Jake Gniadek, Mike Greco, Mike Zwicker

Absent: Aaron Socrat, Ernie Marks (both excused)

Jake Schultzberg called the meeting to order at 7 pm.

1. (0:30 TS) ANR's: NONE

Public Hearing:

2. (0:35 TS) 7:00 PM Public Hearing: Lloyd Morin – Application for Accessory Apartment Special Permit (AA-241016), 175 & 181 Southwest Main Street – Possible votes
Lloyd Morin joined the table and explained the plans for the accessory apartment. Matt Benoit sent his comments into the Board that he recommends granting the accessory apartment with standard conditions. Jake Schultzberg called the public hearing closed.
(8:25 TS) Motion to approve the application for accessory apartment special permit (AA-241016) for 175 & 181 Southwest Main Street with standard conditions, made by Mike Zwicker, 2nd by Meg Schlesman. The vote passed unanimously.

Additional Business:

3. (10:40 TS) Subdivision Regulations Discussion (tabled to next meeting)
4. (10:45 TS) Master Plan – Resignations
They received two resignations from John Bombara (ZBZ Rep) and Brandon Moore (citizen at large).
(11:30 TS) Motion to accept the resignations from John Bombara and Brandon Moore for the Master Plan Committee, made by Mike Zwicker, 2nd by Mike Derosé. The vote passed unanimously.
5. (12:20 TS) Master Plan Workshop – November 14, 2024
Rich Preston stated that the Master Plan open house is tomorrow from 5:30 – 8:00 pm for the public in the Municipal Center gymnasium that has tables set up for different town activities and are looking for input from the public for the future of the town. The Master Plan is a long-range guide that should reflect the wants, needs and desires of the community. There has been to date 645 responses to the survey, which is the highest received by any town.

Ongoing Development:

6. (18:55 TS) ASD Wallum Solar, LLC (SPR-181002)
Ken Frasier the Building Inspector and Matt Benoit Community Development Director are looking to get a letter sent out to the developer of Wallum Lake Solar requesting an update for the O&M reports and general site compliance updates about storm water management, and update on final signed off occupancy permit.
(19:55 TS) Motion to have Matt Benoit draft a letter to Wallum Lake Solar requesting update on O&M reports, general site compliance update regarding the storm water and their intent to get final sign off on the occupancy permit, made by Mike Zwicker, 2nd by Mike Derosé. The vote passed unanimously.
7. (20:40 TS) BW Solar @ Oak St, (SPR-200203 & SR-200203)

Mike Zwicker recused himself from the discussion. Matt Benoit and Ken Frasier are looking to request an as built site compliance review to be peer reviewed by Haley Ward when final sign off is ready and an update regarding the plans for dual use agricultural plan.

(21:40 TS) Motion to request Oak St Solar to provide an as built plan site compliance review to be peer reviewed by Haley Ward when they are ready for the final sign off and an update on the dual use agricultural plan, made by Rich Preston, 2nd by Meg Schlesman. The vote passed unanimously.

Signatures:

8. (22:25 TS) Decisions – 147 Davis Street Special Permit & Site Plan Review

There are no votes required, and their representative Mark Allen reviewed and approved the plan, and the hours of operation are consistent with the McIntyre decision. They discussed the language in the decision.

9. (23:40 TS) Open session topics not reasonably anticipated within 48 hours of the meeting.

There will be a retirement party for Ernie Marks on November 19th 4-6 pm at the Town Hall.

10. (25:05 TS) Meeting Minutes:

(26:55 TS) Motion to approve the October 23, 2024, meeting minutes as amended made by Meg Schlesman, 2nd by Mike Zwicker. The vote passed unanimously.

(27:40 TS) Motion to adjourn the meeting made by Mike Zwicker, 2nd by Rich Preston. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin