**Planning Board Minutes**

**DATE:** March 6, 2019

**Convened:** 7:03pm

**Members Present**: Dave Killian, Pamela Marquis, Russell Smith, Kate Koprowski, and Noah Smith

**NEW BUSINESS:** Mike McFadden- would like to discuss solar bylaw. Petitioner Solar Bylaw review. Asked what the planning boards plans were for town meeting. Talked about the property of David Bell, regarding residential zoning for solar. Planning Board has no plans at this time in writing an article, since the Friends of the Senior Center are doing their own petition. Asked about the feelings of the board, Dave mentioned spot zoning is an issue, but if the Attorney General supports it, then it happens. The board supported the Caron project because it is hidden from Route 20. Dave mentioned if a board, like ZBA, wanted to put forth an article for Solar to be put through via Special Permit. Mike McFadden does not think his board is ready to that, given the timeframe. As a citizen, Mike is not comfortable with spot zoning. Dave Bell is here regarding his property on Holland Road (across the street from Friends of the Senior Center property). He owns the junkyard-One Stop. Dave Killian would rather see a uniform approach with zoning. He asked if the Dave Bell would support a bylaw if it was by special permit, and he said he would. Mike McFadden talked about Special Permit and how it would work, who would be the granting authority, would hearings be held together, etc. Dave Bell mentioned he can’t sell his property for housing, solar/green is probably the only way to go.

**ANR’s:** None

**OLD BUSINESS:**

* SWEB Order of Conditions-Reviewed the Order of Conditions. Signed. Sent with corrected date. SWEB wanted to know if they could change one of the Conditions (underground). I invited them to a meeting, they declined stating they will be forwarding a counter signed agreement. The Board will wait until they see the counter signed agreement before decision will be made.
* I sent ownership change to Scott Haber of Emerald REO, LLC for 289 Palmer Road (Elmore Project)-discussed how to update our Order of Conditions to be more specific.
* Should we hold two public hearings for Zoning Bylaws? One on April 3rd to get feedback and on May 1st? Decided on just keeping the May meeting for zoning public hearing.
* Make it Section 12-per counsel. Under #2 Scope-include medical-remove the words “not to”. Leave 5.3 as is.
* Need an out- if we don’t get 2/3rd vote. We want a subsequent article/not allow at all we need the question being sold or cultivated in town. We don’t want to leave the door open.
* 4.7- Can we add that ZBA can grant dimensional variances, 300ft might be too far.

Solar-Article on Special Permit for Solar-ask Bob, Town Clerk, for the minutes of the special town meeting regarding the ZBA amendment. The Planning Board clerk will send the polished articles via email for the approval of the board.

Town Clerk how to proceed with checklist and ballot box procedure.

TO Be Addressed in the Future:

 - meet with Fire/Police about guidelines or recommendations for bylaw changes for businesses and how to minimize obstructions in windows/doors to encourage safe lines of site in and out of the buildings.

-changes to Order of Conditions continue updating

**OTHER:**

* Review minutes – February 6, 2019-Kate made a motion to accepted as amended, seconded Noah, all in favor and none opposed.
* Emails-none
* Sign payroll-none
* Mail-reviewed
* Next Meeting-April 3, 2019

Pam made a motion to adjourn, Russell seconded, all in favor and none opposed.

**Adjourned: 8:31pm**