

PLANNING BOARD
MINUTES OF JANUARY 18, 2012

Present: Mr. William Ramsey; Chairman, Mr. Peter Krawczyk, Mr. David Messier, and Mrs. Melissa Sepanek

Attendees: William Scanlan, Town Planner

Mr. Ramsey opened the Meeting at 6:10 PM. In the absence of Mrs. Acerra due to illness, Mr. Scanlan agreed to take the minutes.

Comments and Concerns

None

Peer Review for Solar Energy Project

Mr. Scanlan informed the Board that the Planning office had received the site plan submissions for the solar energy farm on Little Rest Road. The applicant submitted separate filings for each 6 MW phase and is requesting action on all 3 segments. Thus, the Board will need to prepare three site plan review decisions.

The applicant asked the Board to pick an engineering firm to conduct the peer review. Instead, the Board decided that it was up to the applicant to select the firm, and it could use either Graves Engineering or Lenard Engineering since both firms are under contract to provide such services. The applicant should provide each firm with a copy of the site plan and ask for a quote to conduct the review. The Board is neutral on which firm the applicant picks.

Review of Draft Major Development Zoning Bylaw

Mr. Scanlan noted that he had reviewed the October 26 draft with the Casino Study Committee since the CMRPC had recommended such a bylaw in its Casino report. Mr. Scanlan distributed a list of comments from the Committee for the Board's consideration. The Board discussed these comments in some detail and decided to modify the Bylaw in the following respects:

- ❖ Retain the 25-acre minimum lot size and maximum 6-story height requirement. Regarding the height limit, the Board decided to adhere to the opinion of the Fire Chief.
- ❖ Allow racetracks of all types. The word "excluding" will be deleted from §13.3.6. The Board felt that it would have the authority under its special permit power to disapprove any racetrack that had negative impacts on the neighborhood or town.
- ❖ Add nursing homes to the list of permitted uses under §13.3.8 since nursing homes are already an allowed use in the Rural district.
- ❖ Delete section 13.3.13: "Uses not specifically permitted are prohibited."
- ❖ In §13.6.6, Noise, make it clear that the Board's engineering consultant would conduct independent noise measurements. Mr. Scanlan distributed a handout for interpreting the effect of various decibel levels. The Board decided to retain the current noise standard in the draft but is open to modifications pending citizen comments.

- ❖ Add a new section on Hazardous Materials to require submission of a list of such materials to be used or stored on the site and to provide for an annual inspection by the Fire Chief.
- ❖ In §13.7 add new Decision Criteria regarding impacts on schools and on the job creation potential of the project.
- ❖ Add a prohibition on billboards.
- ❖ The Board asked for more information on the concept of an Associate Member to act on special permits in the event of illness or inability of a regular member to act. Mr. Scanlan agreed to research the matter for the Board.

Review of Draft Mill Conversion Overlay District (MCOB) Zoning Bylaw

Mr. Scanlan handed out a draft of the MCOB bylaw for the Board's first review. The members wished to review the document at home in order to be prepared to discuss it at the next meeting. Mr. Scanlan briefly touched on some of the key provisions of the text but the Board did not make any changes to the draft.

Public Meeting Schedule for the Zoning Articles

The Board thought it would be advisable to hold two public informational meetings on the two proposed zoning amendments prior to the required public hearing. If interest is high the Board would be willing to hold a third informational meeting to provide ample opportunity for residents to weigh in on the proposals. The Board will consider specific dates at the next meeting in order to meet the schedule for the Annual Town Meeting.

Other Business

None

At 8:15 PM, Mrs. Sepanek made a motion to adjourn, seconded by Mr. Messier. The vote was unanimous.

William Scanlan
Town Planner

Date Approved: _____