

Planning Board  
January 20, 2021

The January 2021 Planning Board was called to order at 7:00 p.m. In attendance were Ray Merrill, Ted Gerber, Charles Tarbell, Nick Archer, Recording Secretary Cindy Kimball, and Chairman Colin Holme, along with Code Enforcement Officer John Bell.

The first item on the agenda was a review of the December 2020 minutes. Hearing no discussion, Nick made a motion to accept them as submitted. Ray seconded the motion and the vote was 5-0 in favor.

Second on the agenda was a review of the Waterford Borrego/Chadbourne Solar Project Findings of Fact and Conclusions of Law. Charles provided them to the PB by email for review previous to tonight's meeting. Ray made a motion to accept them as presented. Ted seconded the motion and the vote was 4-0 in favor with 1 abstention. Charles reminded the PB to visit the Town Office to sign the documents.

Next on the agenda was a SZ application from Brian Edwards. He reviewed that the property he purchased has limited access and it is 30' from Island Pond where he would like to put in a driveway that would access Temple Hill Road. Colin reviewed the roads and driveways ordinance that states the set back is 100' or a waiver may be requested for a 50' setback. Since the PB can not approve of the application by current zoning laws, he suggested the PB make a motion to decline the application which would give Brian the option to request the Appeals Board to issue a variance. Nick made the motion, Ray seconded the motion and the vote was 5-0 in favor of declining the application. Nick mentioned that there is some confusion regarding measurements and the description of the property and asked they be clarified before returning to the PB.

The next item on the agenda was Morgan Thurlow who is looking for approval from the town to start a nutrition club from her home. She will offer healthy shakes and teas and counseling on the products with the hopes to have a food truck in the future to sell products out of. Colin reviewed the criteria for home occupation which she met. The PB does not vote on home

occupation requests but hearing no opposition she is okayed for her nutrition club.

Next on the agenda was a discussion regarding Denmark's proposed solar energy system zoning ordinance. Ted noted he thought the ordinance paralleled our current zoning ordinances so there is no need to duplicate that, but he would like to see fiscal responsibility included, specifically property taxes and how the town will or won't profit from a solar project. Colin agreed the Denmark proposed ordinance mimics most of our current site plan review and would prefer to see an addendum to Waterford's than a separate ordinance. He also noted that we have nothing to regulate smaller scale solar projects. He will review one that Naples is proposing and the PB will continue to review solar projects, their impact on the community and fiscal responsibility.

Lastly on the agenda was a vote for PB members status. The PB determined the following to vote on:

Chairman - Colin Holme

Vice Chairman - Nick Archer

Secretary - Charles Tarbell

Colin made the motion to accept the above members as presented. The motion was seconded and the vote was 5-0 in favor.

Charles made a motion to adjourn the meeting at 7:37 p.m. Ray seconded the motion and the vote was 5-0 in favor.

Respectfully submitted,

Cindy Kimball