

Planning Board  
September 15, 2021

The September Planning Board was called to order at 7:00 p.m. In attendance were Ray Merrill, Charles Tarbell, Nick Archer, Chairman Colin Holme, and CEO John Bell. Charlie volunteered to take minutes in Cindy's absence. A tornado had just hit town, so most of town had no power. The Town Office was on backup generator power. It was deemed unnecessary to establish the Zoom connection due to power and internet outages.

In light of the applicant's presence at the meeting, the Chair suggested we rearrange the agenda to consider a SLZ application submitted by Phillip and Nancy Rose first. The application was considered to be largely complete. The applicant indicated that they do intend to tear down and remove an existing camp on the property. The new building will be built in its place. A question about dimensions was answered when architectural drawings were presented. The applicant agreed that erosion control measures will be installed prior to construction and will be maintained throughout construction. They also indicated that there would be no soil disturbance within the 100 foot buffer zone. A septic/plumbing permit still needs to be acquired. Nick proposed to approve the permit conditioned on acquisition of a septic/plumbing permit. Charlie seconded. The vote was all in favor. The permit was then signed.

The next item on the agenda was a review of the August minutes. Two changes to the draft minutes were reviewed and the vote to accept the minutes with the changes was approved 4-0 in favor.

The next agenda item had to do with the ongoing Planning Board futures project.

- 1) Bulk water extraction: Colin suggested an approach that would limit volume extracted and impose a per-gallon tax (proceeds to compensate those adversely impacted by traffic), rather than place a complete ban on extraction. Nick will contact AVCOG to see if they have any standard ordinance language in this matter.
- 2) Lakehouse: Colin agreed to set up a meeting with the owner and some Planning Board members. Some details of the meeting were discussed, but it remains up to Colin and the owner to set up the meeting.

- 3) Solar Farms: There was discussion of an ordinance to discourage locating solar farms on entirely agricultural and forested lands. Nick will contact AVCOG to see if they have any standard language in this matter.
- 4) Storage Facilities: There was discussion of an ordinance which would require any new facilities to be designed to "fit in" with local environs. It was determined that we have language to that effect already in our possession.

Water extraction, solar farms and storage facilities ordinance changes will be aimed to be included into the 2022 Town Warrant for an up/down vote at the March 2022 Town Meeting.

Planning Board candidate Henry Howard was introduced to the Board. He plans to attend an upcoming Select Board meeting for approval to join the Planning Board as an alternate. Ted Colburn also plans to attend the October Planning Board meeting to determine if he wishes to seek the other open alternate seat on the Planning Board.

Nick made a motion to adjourn at 7:48 p.m. Charlie seconded the motion and the vote was 4-0 in favor.

Respectfully submitted,  
Charles Tarbell (for Cindy Kimball)